



GIBBINS RICHARDS 

78 Sherford Road, Taunton, TA1 3RH

£295,000

GIBBINS RICHARDS 
Making home moves happen

A completely refurbished three bedroomed terrace house located in an extremely popular residential area south of the town centre. Offered to the market with no onward chain, this is a fabulous opportunity to acquire a beautifully refurbished home. Energy rating: D-62

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Accessed via some shallow steps from the road, there is a storm porch which leads into the main entrance hall. Off of the entrance hall there is a cloakroom and a re-fitted kitchen with fitted units and a multi ring ceramic hob and space for a breakfast table. There is a good sized sitting room to the rear with doors opening out to a very private south facing rear garden. To the first floor are three bedrooms and a re-fitted bathroom. The property has re-fitted carpets all the way through and a new heating system, as well as replacement bathroom, kitchen and wc. To the rear of the property is an enclosed south facing rear garden, which leads to a garage. Vehicles are accessed from the rear. The property is offered with gas central heating and double glazing throughout and with no ongoing chain. An internal viewing is highly recommended.

EXCELLENT LOCATION

COMPLETELY REFURBISHED THREE BEDROOMED TERRACE
MODERN FITTED KITCHEN, BATHROOM AND CLOAKROOM

NEW CARPETS THROUGHOUT

NEW HEATING THROUGHOUT

ENCLOSED SOUTH FACING REAR GARDEN

GARAGE TO THE REAR

GOOD ACCESS TO LOCAL WALKS AND THE TOWN CENTRE

NO ONWARD CHAIN





Entrance Hall

Cloakroom

Kitchen 13' 10" x 9' 7" (4.21m x 2.92m)
maximum. Obscure shape.

Sitting Room 15' 11" x 10' 2" (4.85m x 3.10m)

First Floor Landing

Bedroom 1 12' 0" x 9' 0" (3.65m x 2.74m) Built-in
cupboard.

Bedroom 2 10' 8" x 9' 1" (3.25m x 2.77m) Built-in
cupboard.

Bedroom 3 7' 8" x 6' 6" (2.34m x 1.98m)

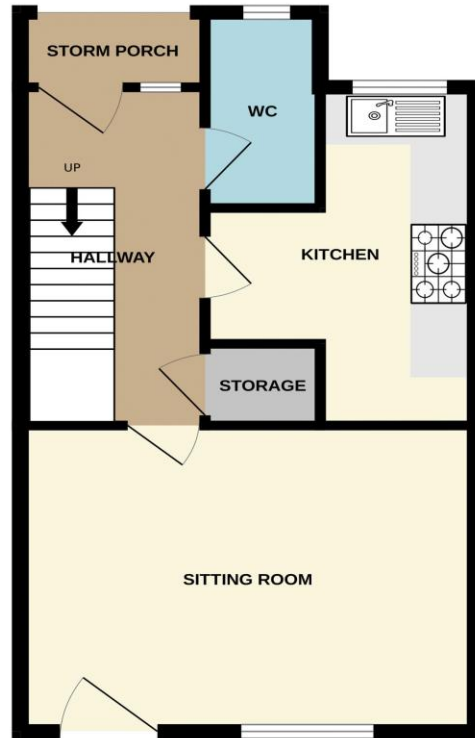
Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

Outside

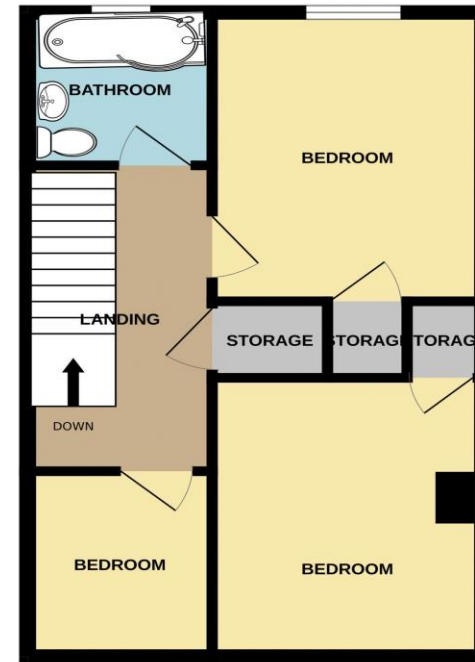
Enclosed rear garden and garage to rear.



BASEMENT
447 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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