



GIBBINS RICHARDS
Making home moves happen

21 Gillards, Bishops Hull, Taunton TA1 5HH

£279,950

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An extended three bedroomed semi detached house located in the ever-popular Bishops Hull area of Taunton, to the west of the Taunton centre. The house has been adapted to now offer an additional home office / utility, conservatory and additional kitchen space. With a garage, two off street parking spaces and front and rear gardens, the house makes an ideal family home and viewing is strongly advised. EPC rating: D

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

The house is accessed across the front driveway to the front door, which leads into an entrance hall. The open plan sitting dining room is further enhanced by the conservatory at the rear, adding to the ground floor seating / reception options. The modern fitted kitchen has been augmented by a small extension to the rear, creating a breakfast bar area and access to the rear garden and home office. The office doubles as a utility room and provides internal access to the garage. The first floor has three bedrooms and a family bathroom. With gas central heating and double glazing, as well as modern fittings throughout, the house presents itself very well and has a great homely feel. Externally there are front and rear gardens, enhanced by some mature trees and shrubs. The cul de sac is well-positioned for access on foot to the local primary school and various open spaces in the immediate vicinity. In all, a brilliant family home!

EXCELLENT THREE BED SEMI WITH ENHANCEMENTS
CASTLE SCHOOL CATCHMENT AREA
EXTENDED GROUND FLOOR WITH CONSERVATORY AND HOME OFFICE
LARGER THAN AVERAGE KITCHEN / BREAKFAST SPACE
SITTING / DINING ROOM
ATTACHED SINGLE GARAGE, TWO PARKING SPACES
MATURE FRONT AND REAR GARDENS
EXCELLENT FAMILY HOME IN FAMILY-FRIENDLY LOCALE





Entrance Hall

Sitting Room 14' 2" x 12' 5" (4.31m x 3.78m)

Dining Area 9' 4" x 7' 9" (2.84m x 2.36m)

Conservatory 11' 8" x 7' 0" (3.55m x 2.13m)

Home Office / utility room 11' 7" x 9' 1" (3.53m x 2.77m)
maximum

Garage 16' 8" x 8' 1" (5.08m x 2.46m)

Kitchen/Breakfast Room 13' 6" x 7' 4" (4.11m x 2.23m)

First Floor Landing

Bathroom 6' 3" x 6' 0" (1.90m x 1.83m)

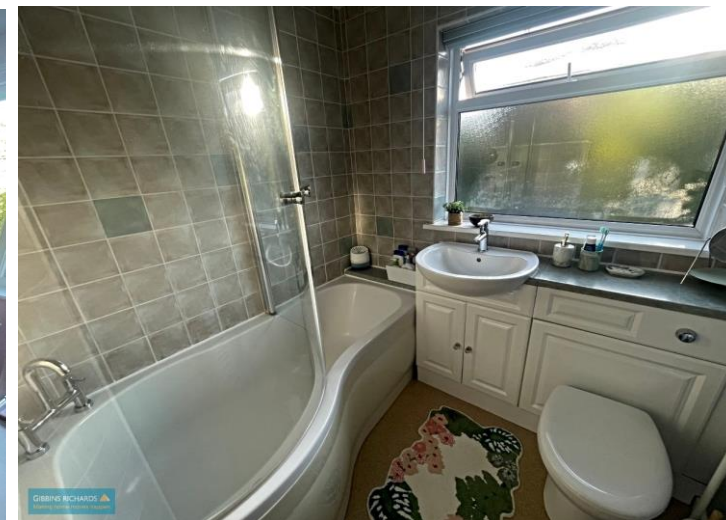
Bedroom One 12' 7" x 9' 5" (3.83m x 2.87m)

Bedroom Two 10' 4" x 8' 2" (3.15m x 2.49m)

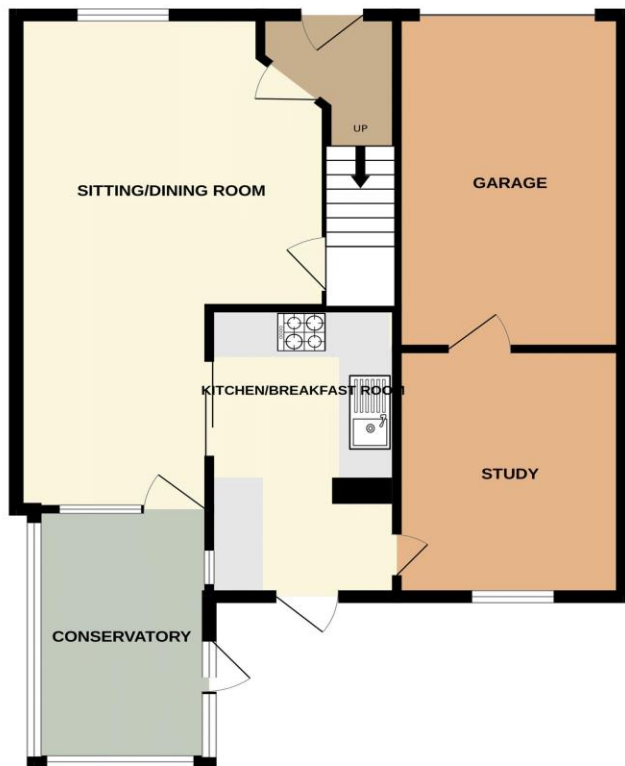
Bedroom Three 7' 3" x 7' 1" (2.21m x 2.16m)

Outside

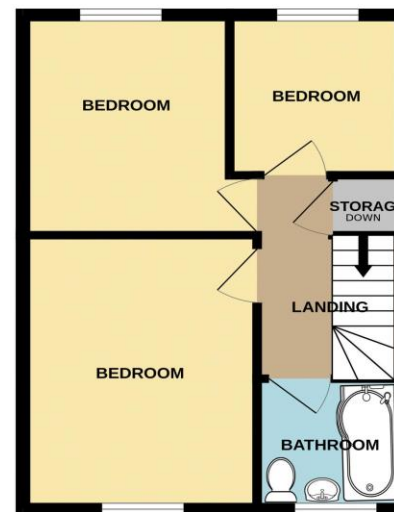
The front garden is laid to lawn with a mature tree and shrub borders. There are two parking spaces and access to the garage. The rear garden is well enclosed with decked area and lawn, again with some mature trees and beds, and a small fishpond.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.
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