



GIBBINS RICHARDS  
Making home moves happen

41 Midford Road, Taunton TA1 2JJ

£295,000

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A spacious semi-detached house offered to the market with no onward chain and offering a good sized interior, pleasant rear gardens and parking for up to 5 cars. The house sits at the end of a cul de sac not far from the town centre and benefits from a garage, gas central heating and double glazing.

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

The house is accessed across the front driveway to the entrance hall. This leads to both reception rooms - the sitting room to the front with a bay window, and the dining room behind. The kitchen has been extended to the rear and now offers a good range of worktops and fitted cupboards. To the first floor there are three good sized bedrooms and a modern shower room. The house has a lovely enclosed rear garden with pedestrian access at the rear to a larger than average garage, which is accessed by car via the end of the road. The house has no onward chain and is deemed a brilliant opportunity to climb the property ladder, and to enhance a home to your own liking.

THREE BEDROOMED OLDER STYLE SEMI  
EXCELLENT INTERIOR WITH TWO RECEPTION ROOMS  
EXTENDED KITCHEN  
THREE BEDROOMS AND A SHOWER ROOM  
AMPLE DRIVEWAY PARKING TO THE FRONT  
GARAGE AND GOOD SIZED REAR GARDENS  
GAS CENTRAL HEATING, DOUBLE GLAZING  
CUL DE SAC POSITION  
EARLY VIEWING IS ADVISED







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Entrance Hall

Sitting Room 11' 9" x 11' 7" (3.58m x 3.53m) + bay

Dining Room 12' 2" x 9' 8" (3.71m x 2.94m)

Kitchen 19' 5" x 7' 4" (5.91m x 2.23m)

First Floor Landing

Bedroom One 12' 3" x 10' 9" (3.73m x 3.27m)

Bedroom Two 11' 4" x 10' 8" (3.45m x 3.25m)

Bedroom Three 11' 4" x 8' 11" (3.45m x 2.72m)

Shower Room 6' 6" x 5' 4" (1.98m x 1.62m)

Outside

Front driveway parking for 3-4 cars

Enclosed rear garden with patio, lawned and shrub areas, as well as pedestrian access to a prefabricated garage with double doors, 17' 9" x 10' x 7".



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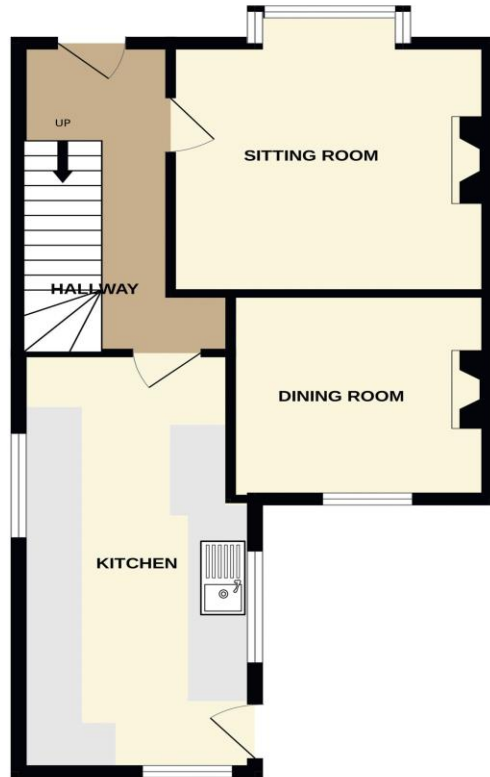


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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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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.



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