

17 Denning Close, Taunton TA1 4NN

£295,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully presented three bedroomed semi detached home offering an enhanced interior and occupying an enviable position in a popular residential cul-de-sac in the Comeytrove part of Taunton.

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

Occupied by the current owner for twenty years, the house has seen many updates during that time and currently offers a new bathroom, re-fitted kitchen, recently fitted carpets and a rear garden with an entertaining area and outdoor kitchen. The property is access via a front entrance door into a small entrance hall, where there is a separate cloakroom and then into the sitting room which has a bay window and stairs to the first floor. The kitchen/breakfast room is at the rear and features a modern fitted kitchen with a five ring induction hob, granite work surfaces and built-in dishwasher. On the first floor there are three good sized bedrooms, the master of which having four built-in wardrobes as well as a family bathroom which has been recently re-fitted to a high standard. Externally to the front of the property is a driveway and access to a single garage and a small front lawn. to the rear there is an enclosed rear garden, benefitting from some lovely afternoon sun and also features an outdoor kitchen with barbeque food preparation area, patio and lawned areas. In all, this is a fantastic property which is ready to be moved into. An early viewing is highly recommended.

THREE BEDROOMED SEMI DETACHED HOME

MUCH IMPROVED INTERIOR

ATTACHED GARAGE AND PARKING

REAR GARDEN WITH OUTDOOR KITCHEN AND HOT TUB (INCLUDED IN THE PRICE)

THREE BEDROOMS

MODERN FITTED BATHROOM AND KITCHEN

RECENTLY FITTED CARPETS THROUGHOUT

BEAUTIFULLY PRESENTED

CUL-DE-SAC POSITION

VIEWING HIGHLY RECOMMENDED

Entrance Hall	
Cloakroom	
Sitting Room	16' 7" x 15' 6" (5.05m x 4.72m) maximum.
Kitchen/Breakfast Room	15' 1" x 8' 7" (4.59m x 2.61m)
First Floor Landing	Airing cupboard.
Bedroom 1	11' 3" x 8' 4" (3.43m x 2.54m) Plus four built-in wardrobes with sliding doors.
Bedroom 2	12' 5" x 8' 4" (3.78m x 2.54m)
Bedroom 3	8' 9" x 6' 4" (2.66m x 1.93m)
Bathroom	6' 4" x 6' 3" (1.93m x 1.90m)
Outside	To the front of the property there is a front lawn and driveway parking with access to an attached single garage. The rear garden is laid to lawn and patio with a mature hedge, providing a great deal of privacy from neighbouring properties. There is also a covered featured outdoor kitchen area and a static hot tub (included in the price).

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.



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*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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