



GIBBINS RICHARDS 

48 Hopkins Field, Creech St. Michael, Taunton TA3 5FE

£385,000

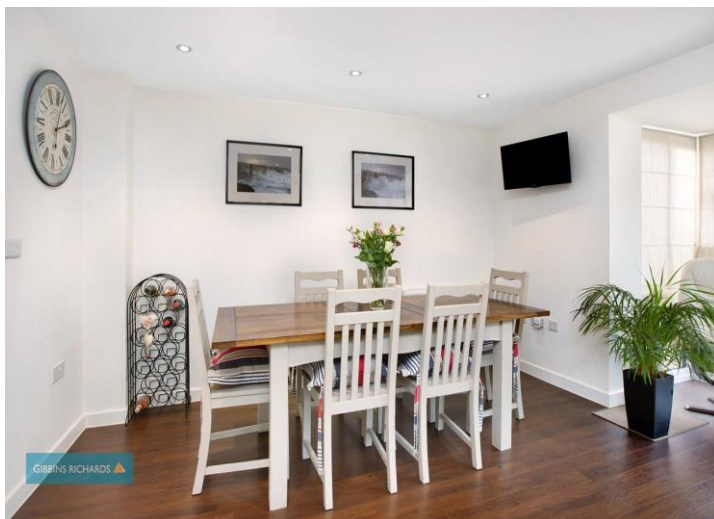
GIBBINS RICHARDS 
Making home moves happen

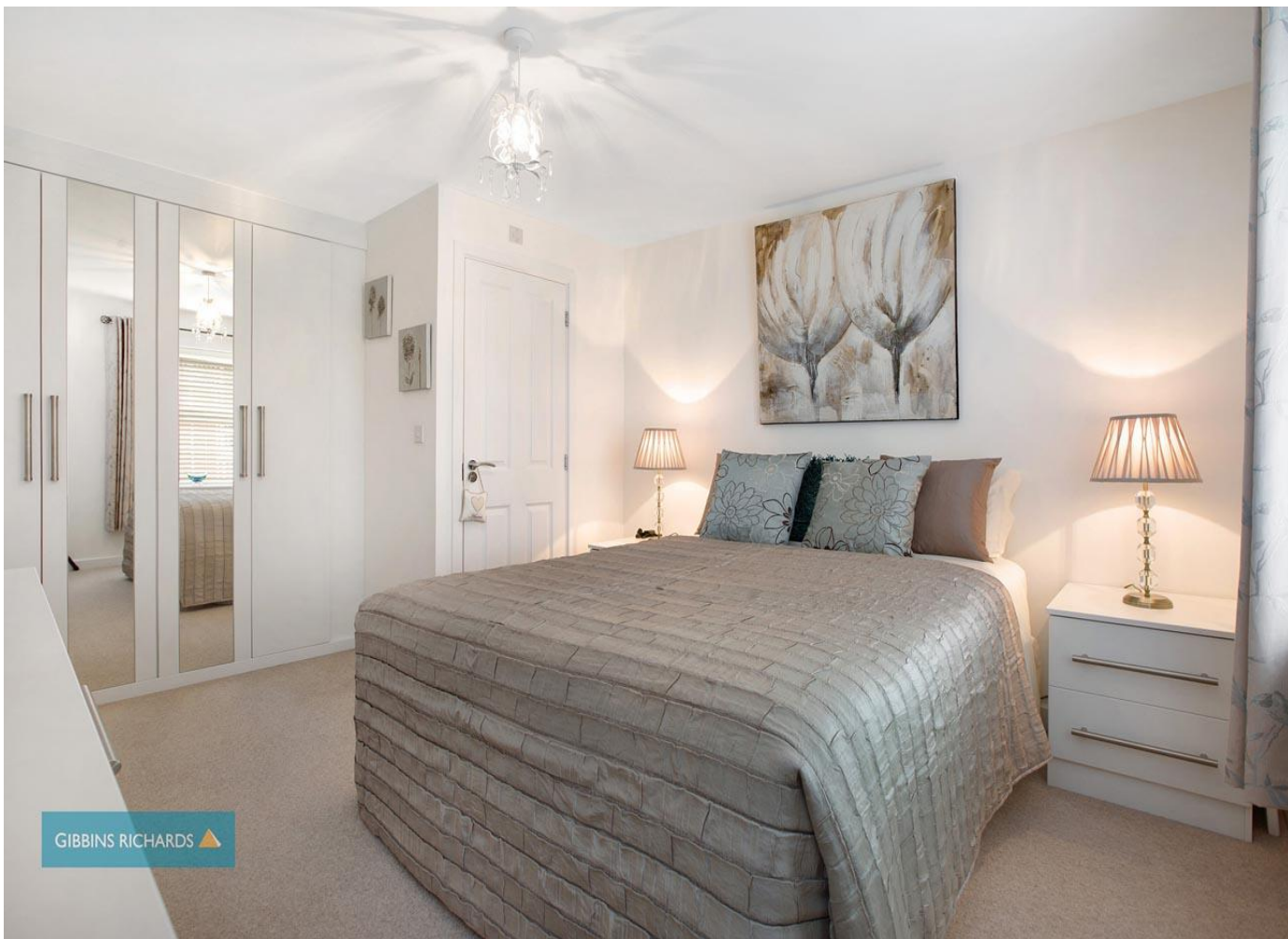
Early viewings strongly recommended for this fantastic four bedroom family home. Found in a lovely cul-de-sac position in the popular and sought-after village of Creech St Michael. The property has four good size bedrooms and three bathrooms arranged over the top two floors. The ground comprises of; hallway, sitting room, kitchen/dining/family room and a cloakroom. Externally the property has a low maintenance, attractive rear garden, side driveway for two cars and a garage with light and power.

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

A lovely modern four bedroom semi-detached house in the village of Creech St Michael. The property has easy access to both primary and secondary school education. It is stunningly presented from top to bottom, has a low maintenance rear garden, garage and driveway. The village itself has a local shop, pub and church and is an easy drive to Hankridge Farm retail park and Taunton town centre.

FOUR GOOD SIZED BEDROOMS
THREE BATHROOMS
FANTASTIC CONDITION THROUGHOUT
PLENTY OF BUILT IN STORAGE
SIDE DRIVEWAY AND GARAGE
CUL-DE-SAC POSITION
GREAT SCHOOL CATCHMENTS
NEAR LOCAL AMENITIES
EASY MAINTENANCE GARDEN
ELECTRIC CAR POINT





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Hallway 14' 11" x 3' 8" (4.54m x 1.12m)
 Sitting Room 17' 2" x 11' 1" (5.23m x 3.38m)
 Kitchen/Dining/
 Family Room 18' 7" x 16' 0" (5.66m x 4.87m) Doors into garden.
 Cloakroom
 First Floor Landing
 Bedroom 2 11' 0" x 12' 10" (3.35m x 3.91m) Built-in wardrobe.
 En-suite 7' 7" x 4' 1" (2.31m x 1.24m)
 Bedroom 3 12' 1" x 11' 1" (3.68m x 3.38m) Built-in wardrobe.
 Bedroom 4 8' 11" x 7' 4" (2.72m x 2.23m) Built-in wardrobe.
 Family bathroom 7' 3" x 5' 6" (2.21m x 1.68m)
 Second Floor
 Bedroom 1 19' 8" x 11' 8" (5.99m x 3.55m) Range of fitted wardrobes and dressing area.
 En-suite 6' 10" x 6' 8" (2.08m x 2.03m)
 Outside Hard landscaped front garden with side driveway for two cars leading to a single garage. There is an EV charging point located on the back wall of the property. The rear garden is fully enclosed with patio area adjoining the property and easily maintained lazy lawn.



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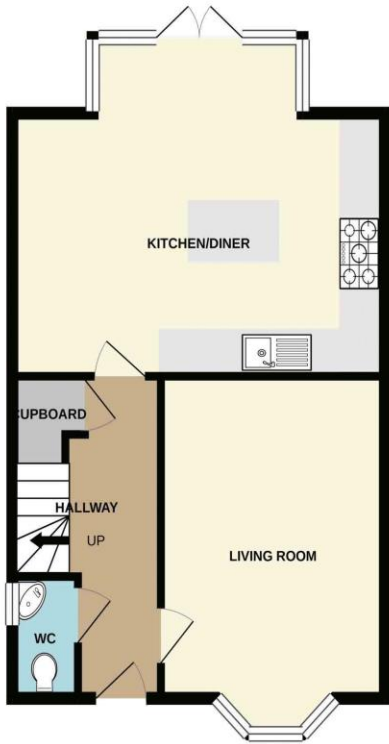


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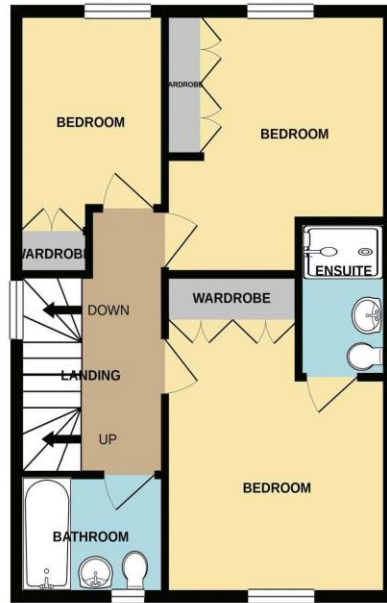


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GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR
46.0 sq.m. (495 sq.ft.) approx.



2ND FLOOR
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 126.7 sq.m. (1364 sq.ft.) 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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