



468 Cheddon Road, Taunton TA2 7QU

£265,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed semi detached property enjoying a pleasant outlook in north Taunton. The well presented accommodation consists of; entrance porch, sitting room, kitchen/dining room, cloakroom, three bedrooms and a family bathroom. Externally the property benefits from a generous south facing rear garden and a single garage.

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

The property is located in a convenient position being within walking distance of general stores, primary and secondary school education and a leisure centre, whilst the picturesque Quantock Hills are within easy reach and the town centre itself is just under two miles distant. The property is superbly presented throughout and is warmed by gas central heating and benefits from double glazed windows.

SEMI DETACHED HOME
THREE BEDROOMS
GROUND FLOOR CLOAKROOM
WELL PRESENTED ACCOMMODATION
SOUTH FACING REAR GARDEN
SINGLE GARAGE
CLOSE TO AMENITIES
GAS CENTRAL HEATING





Entrance Porch

Entrance Hall

Sitting Room 12' 9" x 12' 8" (3.88m x 3.86m)

kitchen/Dining Room 19' 0" x 9' 4" (5.79m x 2.84m) maximum.

Rear Lobby

Cloakroom

First Floor Landing

Bedroom 1 12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom 2 11' 11" x 10' 4" (3.63m x 3.15m)

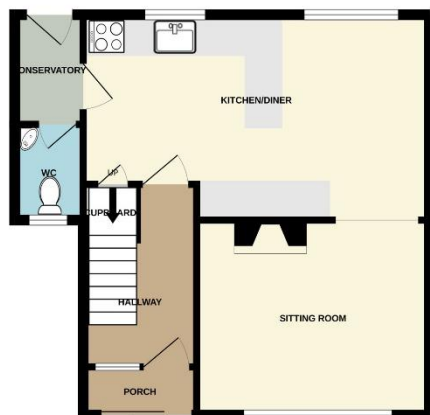
Bedroom 3 8' 0" x 6' 11" (2.44m x 2.11m)

Bathroom

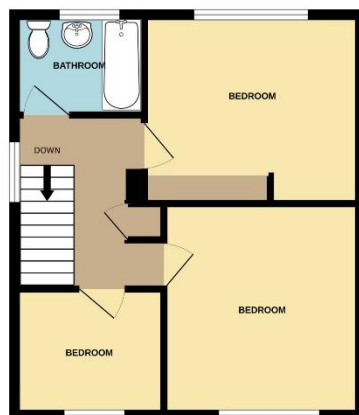
Outside Single garage 18' 2" x 9' 9" (5.53m x 2.97m). Enclosed south facing rear garden.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



GARAGE
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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.



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