



76 Hamilton Road, Taunton TA1 2ES

£520,000

GIBBINS RICHARDS   
Making home moves happen



An attractive 1930's extended bay fronted detached house situated on the eastern outskirts of the town centre. The property boasts versatile accommodation which consists of: entrance hall, cloakroom, sitting room, open plan kitchen/dining room, family room extension and utility room. On the first floor there are four double bedrooms with an en-suite shower room and balcony to the main bedroom and a separate family bathroom. Externally the property benefits from a large south facing garden, single garage and driveway parking.

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

This detached property presents itself in great decorative order which has been modernised by the current owners. The improvements include a re-fitted Howdens kitchen with built in appliances, fitted wardrobes in the bedroom and general decoration throughout. The property sits well back from the road and offers a great degree of frontage as well as a private south facing garden to the rear with attractive views towards the Blackdown Hills. Hamilton Road is well located for both the town centre and Hankridge Farm retail park, as well as enjoying many facilities close by such as takeaways, Hamilton Park and Asda and Lidl supermarkets.

DETACHED HOME  
FOUR BEDROOMS  
MODERN RE-FITTED KITCHEN  
EN-SUITE SHOWER ROOM  
BALCONY OFF THE MAIN BEDROOM  
UTILITY & CLOAKROOM  
EXTENDED ACCOMMODATION  
AMPLE OFF-ROAD PARKING & GARAGE  
LARGE SOUTH FACING GARDEN  
CONVENIENT ACCESS TO M5







Entrance Hall	13' 3" x 4' 6" (4.04m x 1.38m)
Hallway	19' 9" x 6' 9" (6.01m x 2.06m)
Cloakroom	
Sitting Room	16' 4" x 11' 4" (4.97m x 3.45m) Bay window. Fireplace with electric fire.
Dining Room	13' 10" x 11' 3" (4.22m x 3.42m) Open plan to;
Kitchen	17' 2" x 10' 4" (5.22m x 3.16m) Modern Howdens kitchen with built-in appliances to include oven, hob, extractor hood, dishwasher and Quartz worktops.
Family Room	24' 3" x 10' 4" (7.38m x 3.16m)
Utility Room	17' 7" x 7' 0" (5.35m x 2.14m)
First Floor	
Landing	12' 3" x 6' 4" (3.74m x 1.94m)
Master Bedroom	12' 4" x 12' 2" (3.76m x 3.72m) With door opening to;
Balcony	24' 3" x 10' 0" (7.38m x 3.04m)
En-suite	5' 7" x 5' 5" (1.70m x 1.66m)
Bedroom 2	16' 2" x 11' 2" (4.94m x 3.41m) Plus bay window. Fitted wardrobes.
Bedroom 3	12' 0" x 11' 9" (3.66m x 3.58m) Fitted wardrobes.
Bedroom 4	13' 9" x 8' 0" (4.19m x 2.44m)
Bathroom	8' 2" x 6' 6" (2.50m x 1.98m)
Outside	Large south facing rear garden, single garage and driveway parking.

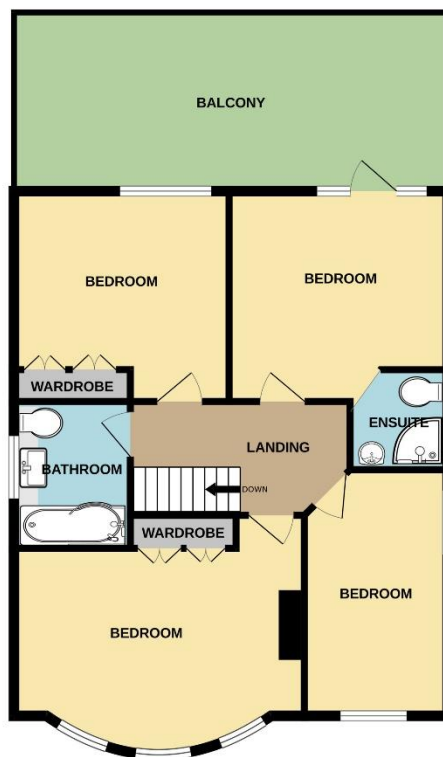




GROUND FLOOR



1ST FLOOR



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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