



8 Parrett Mead, Taunton TA1 2RZ

£375,000

GIBBINS RICHARDS 
Making home moves happen

A most delightful four bedroomed detached home offering excellent and flexible accommodation with parking and gardens, at the end of a cul-de-sac position in a popular and convenient residential area.

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

The front of the property has a well-maintained flowerbed and parking space for three cars. The front door leads to an entrance hall with a door to a spacious open plan sitting / dining room with French doors opening out to the rear garden. There is a modern fully-fitted kitchen with integrated oven, hob and dishwasher, a utility room and a downstairs WC. There is also an additional large reception room which could be used as a family room, study/office or guest bedroom. On the first floor there are four good sized double bedrooms, the master having an en-suite shower room and built in wardrobes. The family bathroom has a large walk-in shower. The good sized enclosed rear garden is delightfully private, remarkably sunny and includes a recently constructed timber summerhouse with fitted bar area, power and lighting. In addition there is a long storage shed with power and light which has been built on the side of the house. In all, this is a fantastic family home and one that is worthy of an internal viewing at the earliest opportunity.

FOUR BEDROOMED DETACHED FAMILY HOME
CUL-DE-SAC POSITION
THREE RECEPTION ROOMS
KITCHEN AND UTILITY
BEAUTIFUL ENCLOSED REAR GARDEN WITH SUMMERHOUSE
FAMILY BATHROOM
BEAUTIFULLY PRESENTED THROUGHOUT
INTERNAL VIEWING HIGHLY RECOMMENDED
CUL-DE-SAC POSITION





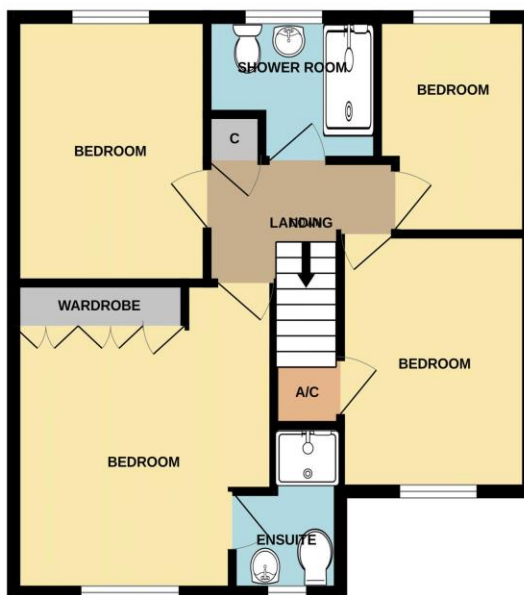
Entrance Hall	
Sitting Room	15' 8" x 11' 5" (4.77m x 3.48m)
Dining Room	11' 3" x 7' 5" (3.43m x 2.26m)
Kitchen	14' 2" x 10' 7" (4.31m x 3.22m)
Utility Room	5' 6" x 4' 4" (1.68m x 1.32m)
Cloakroom	
Family Room	15' 5" x 8' 8" (4.70m x 2.64m)
First Floor Landing	
Master Bedroom	13' 5" x 11' 6" (4.09m x 3.50m)
En-suite	
Bedroom 2	11' 7" x 9' 0" (3.53m x 2.74m)
Bedroom 3	11' 3" x 8' 5" (3.43m x 2.56m)
Bedroom 4	9' 3" x 7' 6" (2.82m x 2.28m)
Family Bathroom	Including a large walk-in shower.
Outside	Parking spaces to the front of the property. Enclosed rear garden with summerhouse.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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.
Made with Metropix ©2024



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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk