



GIBBINS RICHARDS
Making home moves happen

1 Grange Gardens, Taunton TA2 7EN

£342,500

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This detached three bedroomed bungalow is located on a corner plot and has recently been upgraded internally. The property is ideal for people looking for retirement as well as families looking to put their own stamp on the property, as it has plenty of scope for further improvement and/or extension (subject to planning consents).

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

The property is access via an entrance hall with a storage cupboard and to the left is the third bedroom. Access is then into a lovely internal kitchen/dining room area with the sitting room off to the front of the property and a conservatory to the rear, creating a very intimate, yet spacious, reception area. A further inner hallway leads to the shower room and cloakroom, as well as the two remaining bedrooms. From the conservatory there is a covered area, which has some scope for improvement and/or conversion into more living space (subject to planning consents) but was originally a back porch. This then leads to two single garages, both connected with a workshop to the rear of the second one. The property sits on a good sized plot, has ample parking to the front and a good sized area of garden to the rear, mainly laid to gravel.

DETACHED BUNGALOW
TWO CONNECTING SINGLE GARAGES
EXCELLENT RECEPTION SPACE
THREE BEDROOMS
CORNER PLOT POSITION
DOUBLE GLAZING
GAS CENTRAL HEATING
CLOSE TO THE RAILWAY STATION





Entrance Hallway

Sitting Room	13' 8" x 11' 7" (4.16m x 3.53m)
Kitchen/Dining Room	Kitchen area 12' 0" x 7' 0" (3.65m x 2.13m) Dining Area 10' 1" x 8' 1" (3.07m x 2.46m)
Conservatory	10' 8" x 9' 8" (3.25m x 2.94m)
Bedroom 1	13' 3" x 12' 4" (4.04m x 3.76m)
Bedroom 2	10' 5" x 8' 4" (3.17m x 2.54m)
Bedroom 3	7' 6" x 7' 4" (2.28m x 2.23m)
Shower Room	
Separate WC	
Outside	To the front of the property there is a driveway providing off road parking for 2/3 cars and leads to two single garages, which connect, one with a workshop at the back of it, both with twin wooden doors, light and power . The rear garden consists of a patio area that leads onto a gravelled garden enclosed by wooden fences with double wooden side gates and security lighting.



GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk