



GIBBINS RICHARDS
Making home moves happen

158a Outer Circle, Taunton TA1 2BY
£230,000

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A three bedroomed semi detached home conveniently placed for a range of amenities. The accommodation has been updated by the current owners and consists of; entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms and a shower room. Externally the property benefits from driveway parking and front and rear gardens.

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

Outer Circle is located within easy access of Asda supermarket and junction 25 of the M5 motorway is easily accessible, along with Hankridge Farm retail park. The property has been modernised by the current owners and the improvements include; new modern kitchen, re-fitted shower room, new flooring and general decoration throughout. The accommodation is warmed by gas central heating and benefits from double glazing.

- SEMI DETACHED HOME
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- KITCHEN/DINER
- MODERNISED THROUGHOUT
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- EASY ACCESS TO A RANGE OF AMENITIES
- GAS CENTRAL HEATING





Entrance Hall

Cloakroom 3' 3" x 3' 3" (0.99m x 0.99m)

Sitting Room 15' 1" x 13' 1" (4.59m x 3.98m) maximum.

Kitchen/Diner 16' 1" x 8' 6" (4.90m x 2.59m)

First Floor Landing

Bedroom 1 13' 1" x 10' 0" (3.98m x 3.05m)

Bedroom 2 11' 1" x 9' 3" (3.38m x 2.82m)

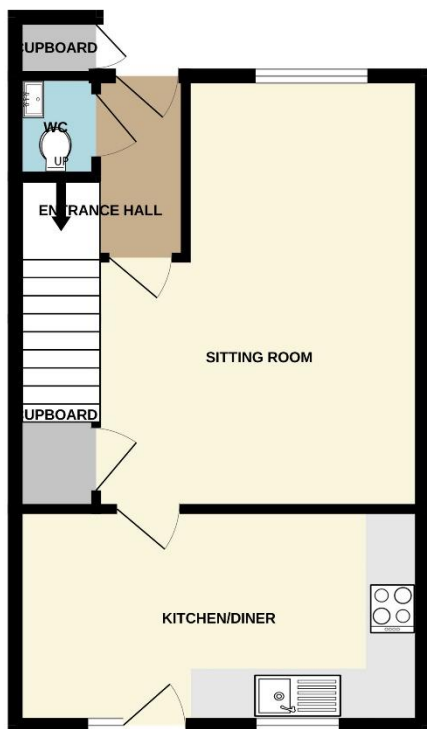
Bedroom 3 8' 0" x 7' 1" (2.44m x 2.16m)

Shower Room 6' 2" x 5' 5" (1.88m x 1.65m)

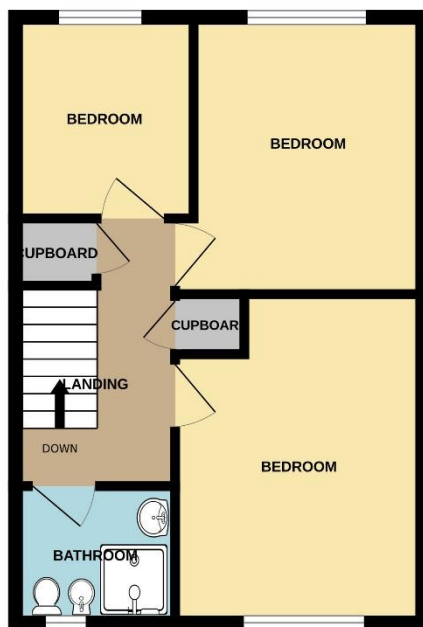
Outside Driveway parking. Front and rear gardens.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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