



GIBBINS RICHARDS 
Making home moves happen

7 St. Andrews View, Taunton TA2 6JU

£190,000

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A two bedroomed end of terrace home which is conveniently located for a range of amenities and the mainline railway station. The accommodation consists of; sitting room and kitchen/diner, two bedrooms and a shower room. Externally the property benefits from allocated parking for two cars and a private low maintenance rear garden. AVAILABLE WITH NO ONWARD CHAIN.

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

This end of terrace property would make a perfect first time home or an investment opportunity. The property is located in a cul-de-sac off of Greenway Avenue, which is a short walk from the mainline railway station, whilst the town centre is just over a mile distant. The accommodation is warmed by electric radiators and benefits from double glazed windows.

END OF TERRACE HOME
TWO BEDROOMS
PERFECT INVESTMENT OR FIRST TIME HOME
PRIVATE LOW MAINTENANCE REAR GARDEN
TWO ALLOCATED PARKING SPACES
WALKING DISTANCE TO THE TOWN CENTRE
NO ONWARD CHAIN



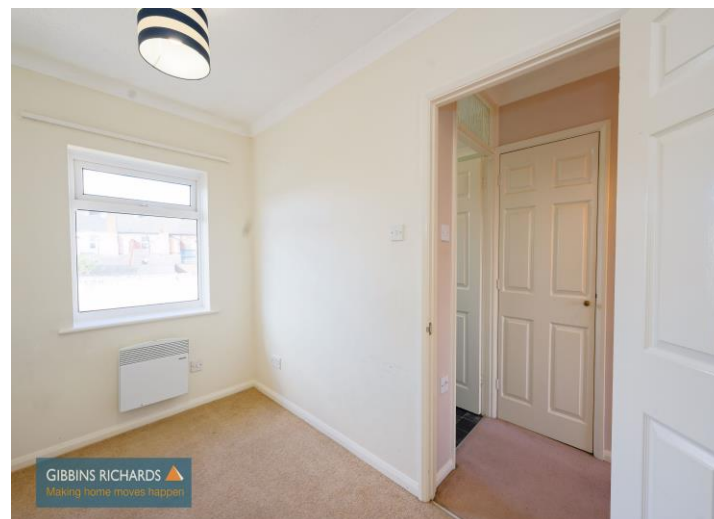


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Sitting Room	12' 8" x 12' 2" (3.86m x 3.71m) maximum.
Kitchen/Diner	12' 8" x 7' 7" (3.86m x 2.31m) With door to rear garden.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	9' 9" x 9' 4" (2.97m x 2.84m) Two wardrobes.
Bedroom 2	10' 9" x 6' 2" (3.27m x 1.88m)
Shower Room	6' 2" x 6' 2" (1.88m x 1.88m)
Outside	Allocated parking for two cars. Private low maintenance rear garden with side pedestrian gate.



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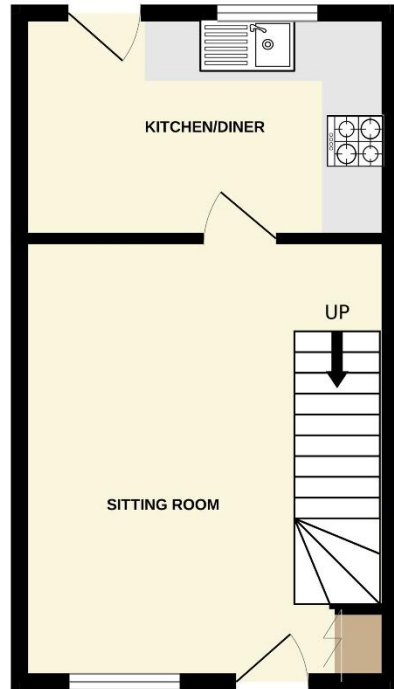


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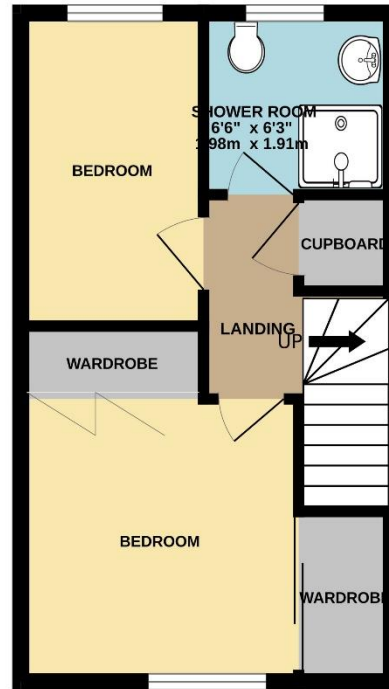


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GROUND FLOOR



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.