



GIBBINS RICHARDS

78 Severn Drive, Taunton TA1 2PW

£259,950

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroomed attached property located in a tucked away position in Severn Drive, a popular development to the south east of Taunton and not far from local amenities. The property is offered with no onward chain and comes complete with a garage.

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

Number 78 Severn Drive is accessed via a front courtyard garden to a front door. There is then an entrance hall with access to the first floor, cloakroom and the sitting room off to the left. The sitting room then leads to a kitchen/breakfast room to the rear and to the first floor are three bedrooms, the master having an en-suite shower room, and a family bathroom. To the rear is an enclosed garden with pedestrian access through to a footpath which leads to the garage, which is located underneath a coach house.

NO ONWARD CHAIN
THREE BEDROOMED FAMILY HOME
QUIET PEDESTRIANISED LOCATION
KITCHEN/BREAKFAST ROOM
SITTING ROOM
EN-SUITE TO MASTER BEDROOM
ENCLOSED REAR GARDEN
GARAGE NEARBY
GAS CENTRAL HEATING
FIBRE BROADBAND CONNECTION AVAILABLE

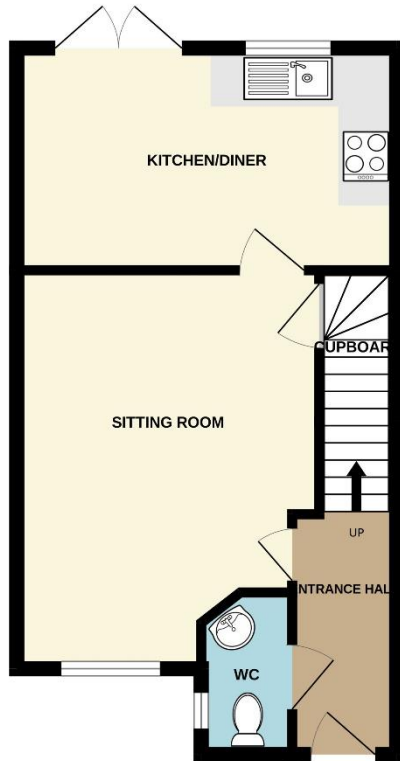




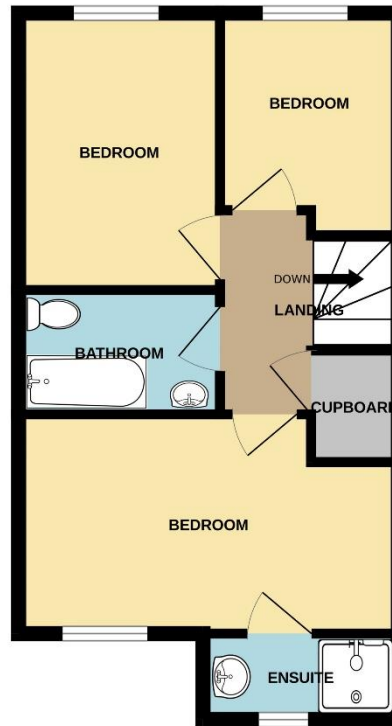
Entrance Hall	
Cloakroom	
Sitting Room	15' 5" x 11' 2" (4.70m x 3.40m) maximum. Wooden flooring and under stairs cupboard.
Kitchen/Breakfast Room	14' 8" x 8' 6" (4.47m x 2.59m)
First Floor Landing	Airing cupboard.
Bedroom 1	14' 8" x 8' 4" (4.47m x 2.54m) maximum.
En-suite	
Bedroom 2	10' 7" x 7' 8" (3.22m x 2.34m)
Bathroom	8' 2" x 4' 8" (2.49m x 1.42m) Three piece suite.
Bedroom 3	8' 8" x 6' 8" (2.64m x 2.03m)
Outside	Small enclosed area to the front of the property. Enclosed rear garden mainly laid to lawn and patio with a rear pedestrian gate leading to the garage under a nearby coach house.
Agents Note	The garage and parking is leasehold and benefits from a 999 year lease dated 1st January 2000 (974 remaining). The ground rent is £25 annually and there is a charge of £25 annually for insurance contribution.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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.
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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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