



GIBBINS RICHARDS

29 Great Mead, Bishops Hull, Taunton TA1 5HE

£249,950

GIBBINS RICHARDS 
Making home moves happen

A tucked away three bedroomed semi detached property offered for sale on a good sized plot and with a rear conservatory, garage and parking. Number 29 Great Mead is accessed towards the end of the cul-de-sac via a short driveway leading to the front door. The garage being in a nearby block. The footpath is surrounded by a good area of front garden and mature hedging, providing privacy from the road.

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

A front door leads into the entrance hall, which in turn leads to a sitting room with open plan dining area, a kitchen off to one side and a good sized rear conservatory. On the first floor there are three good sized bedrooms and a bathroom. The property is further augmented by a good sized westerly facing garden with a summerhouse and mature trees surrounding it, creating a good degree of privacy. In all, 29 Great Mead is a well priced family home and an internal viewing is highly recommended.

CASTLE SECONDARY SCHOOL CATCHMENT AREA
EXCELLENTLY PRICED FAMILY HOME
CLOSE TO MUSGROVE PARK HOSPITAL
THREE BEDROOMED SEMI
TUCKED AWAY POSITION
GARAGE AND PARKING
WESTERLY FACING REAR GARDEN
GOOD SIZED PLOT
REAR CONSERVATORY AND SUMMERHOUSE
VIEWING HIGHLY RECOMMENDED





Entrance Hall

Sitting Room 13' 8" x 12' 5" (4.16m x 3.78m)

Dining Room 9' 4" x 7' 9" (2.84m x 2.36m)

Kitchen 9' 1" x 7' 4" (2.77m x 2.23m)

Conservatory 15' 1" x 8' 6" (4.59m x 2.59m)

First Floor Landing

Bedroom 1 12' 4" x 8' 9" (3.76m x 2.66m)

Bedroom 2 10' 5" x 8' 2" (3.17m x 2.49m)

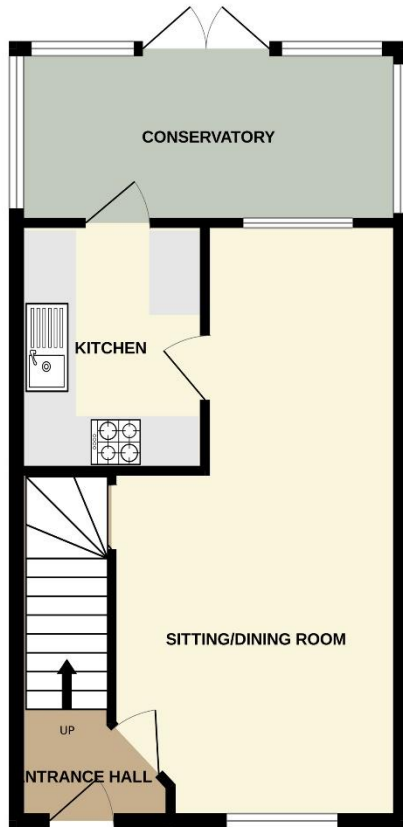
Bedroom 3 7' 5" x 7' 4" (2.26m x 2.23m)

Bathroom

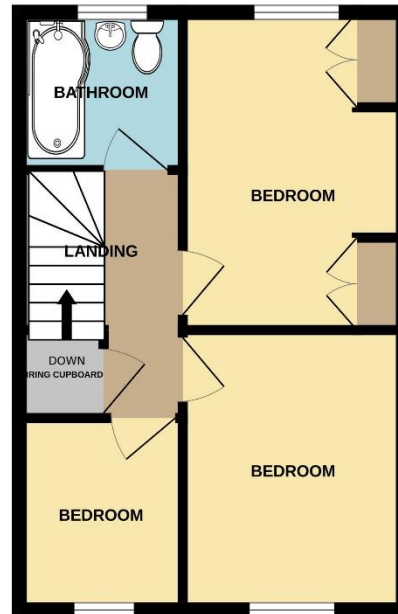
Outside
A good sized westerly facing garden with a summerhouse and mature trees surrounding it, creating a good degree of privacy.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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.



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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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