



GIBBINS RICHARDS
Estate Agents

Hillcrest, Walford Cross, Taunton TA2 8QP
£450,000

GIBBINS RICHARDS 
Making home moves happen

A detached three bedroomed home dating back to the 1920s, situated in Walford Cross. The accommodation is stylishly decorated throughout and comprises: an inviting entrance hall, a spacious kitchen/breakfast room, utility room, cloakroom, and two reception rooms - each featuring a log-burning stove. There is also a small study, ideal for home working or quiet reading. To the first floor you'll find three generously sized double bedrooms, each benefiting from its own en-suite. Outside, the home boasts a large rear garden, ample off-road parking and a Greenoak carport with a workshop.

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

This three bedroomed detached home has been modernised by the current owners to a high standard throughout. The property boasts spacious accommodation, featuring two reception rooms, utility room and a cloakroom. It also includes three double bedrooms, each with en-suite facilities, two of which are bathrooms. The property is ideally situated in Walford Cross, on the north eastern edge of Taunton, providing convenient access to major road links, including the A38, A361 and the M5 motorway.

DETACHED HOME
THREE DOUBLE BEDROOMS
EN-SUITE FACILITIES TO ALL BEDROOMS
TWO RECEPTION ROOMS WITH LOG BURNERS
KITCHEN/BREAKFAST ROOM
UTILITY WITH CLOAKROOM
GREENOAK CARPORT AND WORKSHOP
BEAUTIFULLY PRESENTED THROUGHOUT
OIL CENTRAL HEATING
NO ONWARD CHAIN





Entrance Hall

Kitchen/Breakfast Room 18' 8" x 10' 5" (5.69m x 3.17m) Doors opening to the rear garden.

Utility Room 6' 9" x 5' 2" (2.06m x 1.57m) Door opening to the garden.

Cloakroom 5' 2" x 3' 1" (1.57m x 0.94m)

Dining Room 20' 0" x 12' 5" (6.09m x 3.78m) maximum. Log burner.

Sitting Room 15' 0" x 13' 7" (4.57m x 4.14m) Log burner.

Study 5' 7" x 4' 8" (1.70m x 1.42m)

First Floor Landing Eaves storage.

Bedroom 1 13' 4" x 10' 3" (4.06m x 3.12m) Built-in wardrobes.

En-suite 13' 3" x 8' 3" (4.04m x 2.51m)

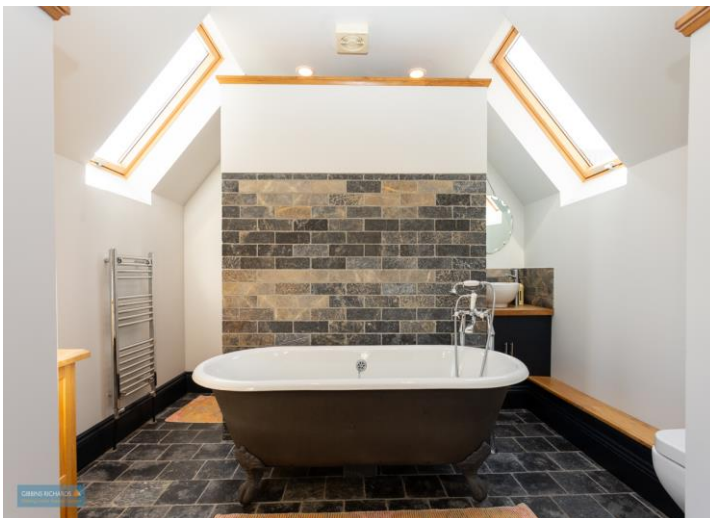
Bedroom 2 9' 9" opening to 15' (4.57m) x 11' 5" (2.97m x 3.48m) maximum.

En-suite 5' 1" x 4' 6" (1.55m x 1.37m) maximum.

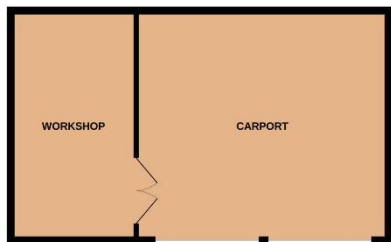
Bedroom 3 12' 7" x 12' 4" (3.83m x 3.76m) Storage cupboard.

En-suite 8' 9" x 5' 9" (2.66m x 1.75m)

Outside A spacious rear garden, generous driveway parking at the front, and a Greenoak carport complete with an adjoining workshop to the side.



CARPORT
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.4 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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