



14 Lavender Grove, Bishops Hull, Taunton TA1 5QA

£239,950

GIBBINS RICHARDS 
Making home moves happen

A beautifully positioned two bedroomed semi detached house benefitting from being located at the end of a cul-de-sac, having an attached garage, parking and west facing rear garden. Viewing is highly recommended.

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

14 Lavender Grove has an entrance hall, sitting room, kitchen/breakfast room and two double bedrooms and a bathroom to the first floor. The property is greatly enhanced by a good sized rear garden, which is west facing and benefits from a great deal of natural sunlight. There is also a garage and parking to the side. There is ample scope subject to planning permission for extension to the rear and the side. The property benefits from gas central heating and double glazing and is situated at the end of a cul-de-sac and of course, is in the catchment area for Bishops Hull primary school, Castle secondary school, Taunton College and Musgrove Park hospital.

- CUL-DE-SAC POSITION
- TWO BEDROOMED SEMI DETACHED HOME
- GOOD SIZE GARDEN
- GARAGE AND PARKING
- SCOPE FOR EXTENSION (SUBJECT TO PLANING PERMISSION)
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CASTLE SCHOOL CATCHMENT
- CLOSE TO MUSGROVE PARK HOSPITAL
- IDEAL RENTAL OR FIRST TIME BUY





Entrance Hall

Sitting Room 13' 5" x 10' 8" (4.09m x 3.25m)

Kitchen/
Breakfast Room 14' 2" x 7' 5" (4.31m x 2.26m)

First Floor Landing

Bedroom 1 11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 2 11' 6" x 7' 1" (3.50m x 2.16m)

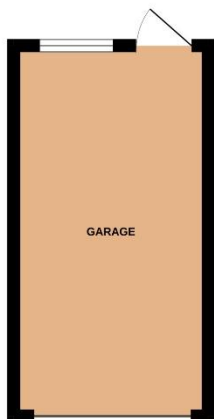
Bathroom 6' 6" x 5' 4" (1.98m x 1.62m)

Outside

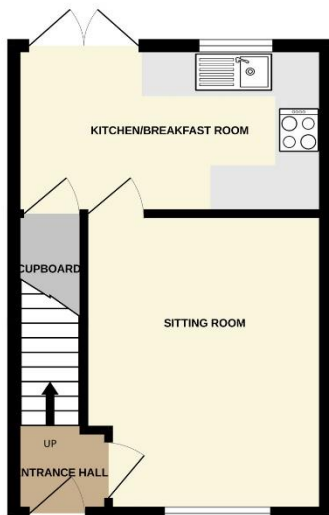
There is off street parking for two cars in front of a single garage with an up and over door. To the rear is a good sized westerly facing garden with a lawn and patio areas and benefitting from a great deal of natural sunlight.



GARAGE
146 sq.ft. (13.5 sq.m.) approx.



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk