



GIBBINS RICHARDS   
Making home moves happen

10 Bossington Drive, Taunton TA2 8HG  
£285,000

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An unusual property offering flexible accommodation over two floors in a popular residential area of north Taunton. The property currently offers three reception rooms, conservatory, utility room, three bathrooms and four bedrooms and presents itself as ideal accommodation for those living with a dependant relative or with older children wishing to have their own space. The property also benefits from a garage and a good sized rear garden. An early viewing is highly recommended.

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

The property has an entrance hall leading to the sitting room, then into a separate dining room, there is then a kitchen to the rear, a wet room and a conservatory. Whilst to the first floor there are two bedrooms and a bathroom. Additionally, to the ground floor, in the original part of the property, which is a single storey, is two bedrooms, utility room and a bathroom. The property could benefit from some internal upgrading, but nonetheless, presents itself as an excellent property with no onward chain.

FLEXIBLE INTERNAL ACCOMMODATION  
UP TO FOUR BEDROOMS  
THREE BATHROOMS  
THREE RECEPTION ROOMS  
UTILITY ROOM  
CONSERVATORY  
GARAGE AND OFF STREET PARKING  
NO ONWARD CHAIN

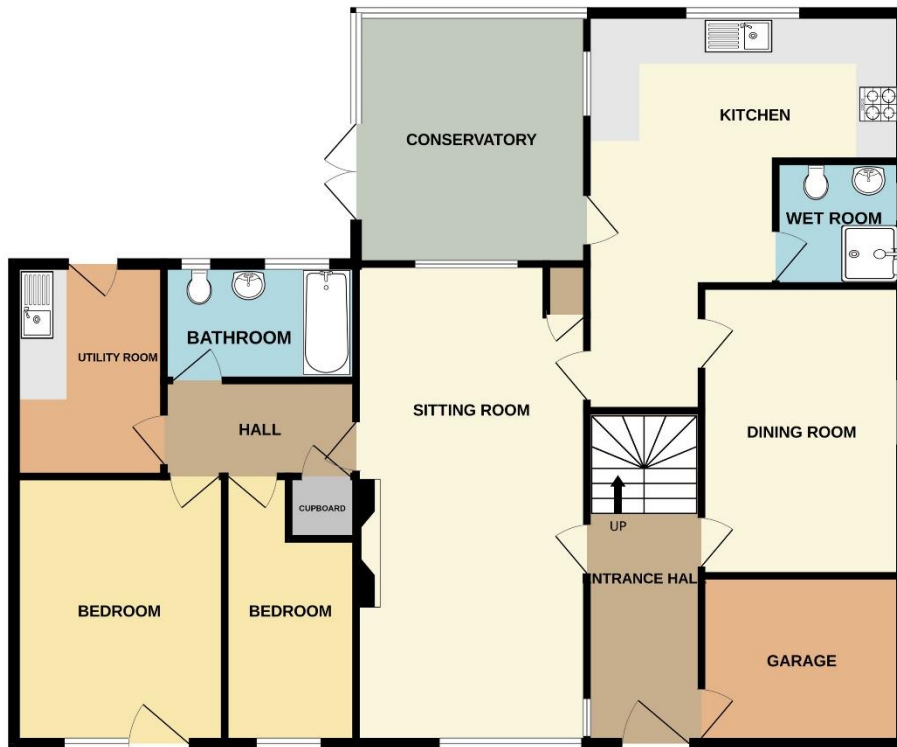




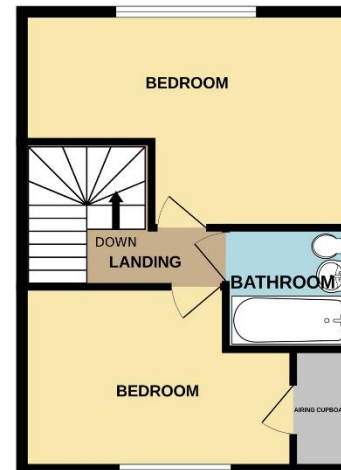
Entrance Hall	17' 1" x 5' 10" (5.21m x 1.79m)
Sitting Room	24' 6" x 11' 8" (7.46m x 3.55m)
Dining Room	14' 9" x 10' 3" (4.49m x 3.12m)
Kitchen	13' 3" x 7' 1" (4.04m x 2.16m)
Wet Room	6' 4" x 6' 4" (1.93m x 1.93m)
Conservatory	12' 4" x 11' 2" (3.76m x 3.40m)
Hallway	9' 11" x 4' 11" (3.01m x 1.50m)
Bedroom 3	13' 9" x 10' 10" (4.18m x 3.30m)
Bedroom 4	13' 9" x 6' 9" (4.18m x 2.06m)
Utility Room	10' 8" x 7' 3" (3.25m x 2.21m)
Bathroom	9' 11" x 6' 0" (3.01m x 1.82m)
First Floor Landing	
Bedroom 1 maximum.	16' 6" x 11' 1" (5.03m x 3.38m)
Bedroom 2	13' 9" x 9' 5" (4.19m x 2.87m)
Bathroom	6' 6" x 6' 3" (1.98m x 1.90m)
Outside	There is off street parking and a garage 9' 7" x 8' 4" (2.92m x 2.54m).



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.  
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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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