



GIBBINS RICHARDS
Making home moves happen

6 Comeytrowe Lane, Taunton TA1 5PA
Guide Price £300,000

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A fantastic opportunity to acquire a spacious four bedroomed Edwardian semi detached home in a most favourable part of Taunton. The property is in need of some modernisation internally, but there is a spacious interior including; two reception rooms, kitchen, large utility to the rear and to the first floor are four bedrooms and a bathroom. There is also a most useful converted loft space, accessed via a pull down ladder, which serves as excellent storage or many other uses. The property comes with parking for two cars and an enclosed rear and side garden.

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

6 Comeytrowe Lane is offered to the market with no onward chain and for the first time in some decades and does require some internal upgrading to bring it up to date. The property is ripe for refurbishment and/or extension (subject to necessary planning consents). The internal accommodation comprises briefly; entrance porch, entrance hall, sitting room with bay window and feature fireplace, separate dining room, kitchen/breakfast room to the rear which leads to a utility room with original water pump and separate wc. On the first floor there are four good sized bedrooms, as well as a family bathroom. There is a semi converted loft space, accessed via a pull down ladder, which could serve as excellent and convenient storage, or (subject to necessary planning consents) additional second floor accommodation. To the rear there is an enclosed garden and is predominately laid to lawn. There are also two off street parking spaces. 6 Comeytrowe Lane is well located for the Castle school catchment area, local primary school and of course Musgrove Park Hospital. An internal viewing is highly recommended.

EDWARDIAN SEMI DETACHED HOME
EXCELLENT OPPORTUNITY IN A PRIME LOCATION
SUPERB SCOPE FOR IMPROVEMENT AND/OR EXTENSION (Subject to Planning Permission)
FOUR BEDROOMS
THREE RECEPTION AREAS
UTILITY AND GROUND FLOOR CLOAKROOM
REAR GARDEN
PARKING FOR TWO CARS
DOUBLE GLAZING
NO ONWARD CHAIN





Entrance Porch
Entrance Hall

Sitting Room 14' 3" x 11' 9" (4.34m x 3.58m) Plus bay window. Fireplace.

Dining Room 12' 4" x 11' 9" (3.76m x 3.58m) Fireplace.

Kitchen 14' 4" x 9' 4" (4.37m x 2.84m)

Utility Room 11' 5" x 9' 3" (3.48m x 2.82m) Including a ground floor cloakroom.

First Floor Landing

Bedroom 1 12' 9" x 11' 3" (3.88m x 3.44m)

Bedroom 2 12' 9" x 11' 3" (3.88m x 3.44m) Built-in wardrobes.

Bedroom 3 9' 7" x 9' 3" (2.92m x 2.81m)

Bedroom 4 12' 4" x 7' 3" (3.76m x 2.21m)

Bathroom 6' 6" x 6' 4" (1.98m x 1.92m)

Loft Room 14' 5" x 11' 5" (4.39m x 3.48m) Accessed via a pull down ladder. Velux window. This room is currently non compliant, but is nonetheless ripe for conversion and/or extension.

Outside Two off street parking spaces to the front of the property. To the rear is an enclosed garden, mainly laid to lawn with a side return, with some mature shrubs, trees and fenced borders.





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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