



GIBBINS RICHARDS 
Making home moves happen

8 Calway Road, Taunton TA1 3EQ
£460,000

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A well-presented four-bedroomed detached home situated in a desirable cul-de-sac on the southern edge of Taunton. Offering spacious and flexible living, the accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, utility room, sitting room, and a separate dining room. Upstairs, there are four generously sized bedrooms and a family bathroom. Outside, the property features a private driveway, single garage, and attractive, well-maintained front and rear gardens.

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

This well-appointed detached home is set in a highly sought-after cul-de-sac, offering a peaceful and desirable location. Positioned well back from the road, the property enjoys a generous frontage, with a long side driveway providing access to a garage and a private rear garden. Calway Road is a quiet cul-de-sac off South Road, conveniently located near Richard Huish College and Bishop Fox's Secondary School, with local amenities available in nearby Mountfields. Taunton town centre is less than a mile away and offers an extensive range of shopping, leisure and cultural facilities.

- DETACHED HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CLOAKROOM & UTILITY
- FRONT & REAR GARDENS
- DRIVEWAY PARKING & GARAGE
- CUL-DE-SAC POSITION
- WALKING DISTANCE TO TOWN
- SOUGHT-AFTER RESIDENTIAL AREA





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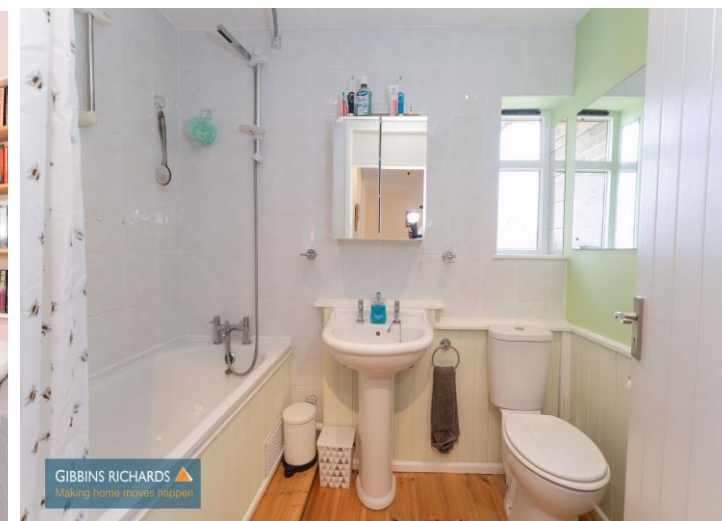
Entrance Porch	8' 2" x 3' 3" (2.49m x 1m)
Entrance Hall	18' 4" x 6' 7" (5.59m x 2m)
Cloakroom	
Sitting Room	18' 6" x 12' 2" (5.63m x 3.71m)
Breakfast Room	12' 0" x 9' 3" (3.65m x 2.82m)
Kitchen	11' 9" x 9' 1" (3.58m x 2.77m)
Utility Room	8' 9" x 5' 5" (2.66m x 1.65m)
Dining Room	13' 0" x 10' 6" (3.96m x 3.20m)
First Floor Landing	Airing cupboard. Access to partially boarded loft space, with LED light, via ladder.
Bedroom 1	14' 4" x 9' 5" (4.37m x 2.87m) Fitted wardrobes. Built-in cupboard.
Bedroom 2	10' 1" x 9' 3" (3.07m x 2.82m) Fitted wardrobes.
Bedroom 3	9' 8" x 8' 8" (2.94m x 2.64m) Shelved recess.
Bedroom 4	13' 0" x 10' 6" (3.96m x 3.20m)
Bathroom	9' 0" x 5' 7" (2.75m x 1.69m)
Outside	Driveway providing ample off road parking and leading to the single garage 15' 2" x 9' 0" (4.62m x 2.74m). Lawned area and flower beds. Side pedestrian access into the fully enclosed rear garden. The rear garden contains a patio areas, storage shed with power, lawn, flower beds and outside power points.



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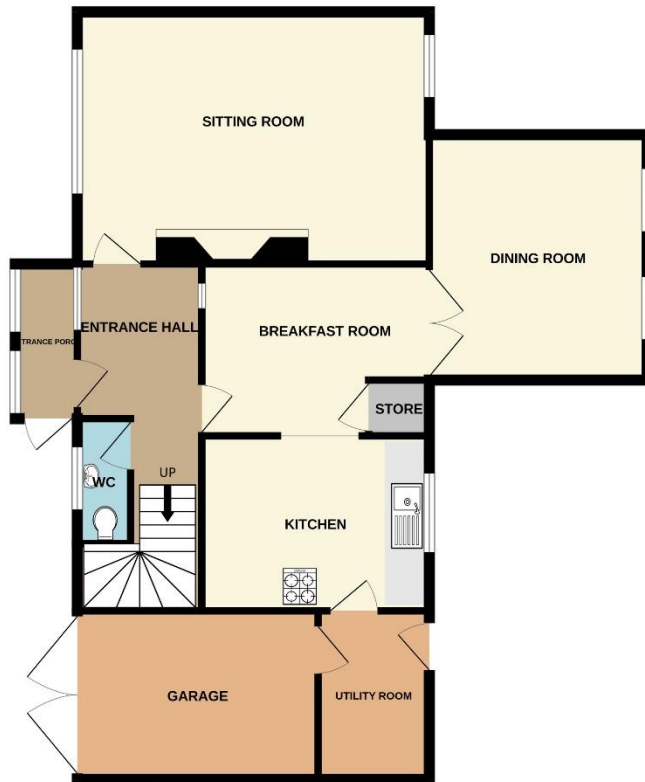


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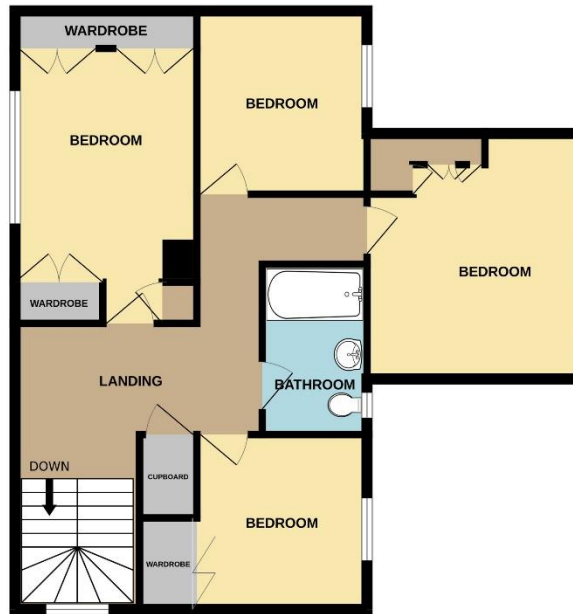


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GROUND FLOOR



1ST FLOOR



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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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