



38 St. Patricks Road, Taunton TA2 7JG

Guide Price £250,000

GIBBINS RICHARDS 
Making home moves happen

An extended detached bungalow located in the northern part of Taunton offering spacious interior and good sized gardens. The property is offered to the market with no onward chain and an early viewing is highly recommended.

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

38 St Patricks Road is accessed through a front entrance porch, which has been a later extension to the original build. There is then an entrance hall, two bedrooms, bathroom, kitchen, sitting room and an extension to the rear which encompasses a further reception area and rear utility. The property is predominantly of Woolaway construction, which means that there sometimes can be reduced possibility of obtaining a mortgage. Please check with Gibbins Richards for more information. The bungalow is ideal for those seeking well priced and spacious living accommodation in a popular part of Taunton. There are front and rear gardens and could have further off street parking, subject to planning permissions, similar to other properties in the road.

DETACHED TWO BEDROOMED BUNGALOW
EXTENDED TO FRONT AND REAR
WOOLAWAY CONSTRUCTION (Please ask for more information)
TWO RECEPTION AREAS
UTILITY AND KITCHEN
FRONT AND REAR GARDENS
NO ONWARD CHAIN
GAS CENTRAL HEATING
DOUBLE GLAZING





Entrance Porch	8' 4" x 5' 3" (2.55m x 1.61m)
Entrance Hall	14' 1" x 5' 4" (4.30m x 1.62m)
Sitting Room	14' 2" x 12' 2" (4.32m x 3.72m)
Reception Room	14' 1" x 10' 10" (4.28m x 3.30m)
Kitchen	10' 4" x 9' 0" (3.14m x 2.74m)
Utility Room	9' 11" x 6' 4" (3.02m x 1.92m)
Bedroom 1	14' 2" x 9' 9" (4.32m x 2.98m)
Bedroom 2	13' 11" x 8' 7" (4.23m x 2.62m)
Shower Room	8' 10" x 5' 1" (2.70m x 1.56m)
Outside	The property is surrounded by it's own gardens and has the facility to create off street parking (subject to planning consents).



GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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