



GIBBINS RICHARDS
Chartered Surveyors

2 Lawn Road, Staplegrove, Taunton TA2 6EH
Guide Price £400,000

GIBBINS RICHARDS 
Making home moves happen

A brilliantly-located detached chalet bungalow occupying a good-sized plot and offering extended three or four bedroom accommodation. The property has been extended effectively with a ground floor bedroom and bathroom, just off of the main accommodation, thus being ideal for a dependent relative or perhaps those with limited mobility for staircases. The property also offers a dining room, large sitting room, extended kitchen/breakfast room across the rear and a conservatory. Upstairs, there are two bedrooms, each with under eaves storage. The property benefits from a garage and ample parking. The whole plot extends to all four sides of the property and is a remarkably good size, mainly laid to lawn.

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

Offered to the market with no onward chain, this is an ideal opportunity for those seeking a light refurbishment project in a terrific part of Taunton. Staplegrove Village is to the north of the town and is highly sought-after due to its village community feel, local church and shop at the end of the road. It is also within close proximity to Taunton school, the Nuffield Hospital and good transport links through to the M5 and the A358. The property is fired by gas central heating and is predominately double glazed throughout.

- NO ONWARD CHAIN
- EXTENDED CHALET STYLE BUNGALOW
- GOOD SIZED PLOT
- GREAT PROJECT OPPORTUNITY
- PARKING AND GARAGE
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM AND BEDROOM
- 27' KITCHEN/BREAKFAST ROOM
- ADDITIONAL CONVERSATORY
- POPULAR AND QUIET VILLAGE LOCATION





Entrance Porch	With large storage cupboard.
Entrance Hall	
Dining Room / Bedroom	12' 1" x 10' 4" (3.68m x 3.15m)
Sitting Room	16' 4" x 12' 1" (4.97m x 3.68m) Stone fireplace.
Conservatory	12' 4" x 11' 2" (3.76m x 3.40m)
Kitchen/Breakfast Room	27' 5" x 11' 1" (8.35m x 3.38m)
Ground Floor Extension	
Bedroom	12' 7" x 7' 7" (3.83m x 2.31m)
Bathroom	11' 6" x 5' 8" (3.50m x 1.73m) With door returning back to the entrance hall.
First Floor	
Bedroom 1	17' 6" x 7' 5" (5.33m x 2.26m) Built-in wardrobes. Under eaves storage.
Bedroom 2	13' 1" x 10' 2" (3.98m x 3.10m) Under eaves storage.
Outside	Gardens surround the property, mainly laid to lawn with shrub beds and mature hedging. Driveway parking for numerous cars and garage 17' 6" x 9' 8" (5.33m x 2.94m).





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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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.

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