



**13 Wordsworth Drive, Taunton TA1 2HG**  
**£300,000**

**GIBBINS RICHARDS**   
Making home moves happen



### Extended family home / Town centre / Four bedrooms

A imaginatively extended semi detached home located close to the town centre and offering brilliant family living space over two floors.

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

The property, formerly a three bedrooomed semi, has been extended very well to the left and now forms a lovely open plan kitchen/dining room with wet room and utility room behind. The rest of the property offers a sitting room with log burner and patio doors out to the rear and on the first floor are four bedrooms and a bathroom. The property could benefit from a little finishing off in various areas, but nonetheless, presents itself as a fabulous family home in a popular edge of town centre location. There is also the added benefit of an enclosed rear garden and residents permit parking to the front.

1401 Approximate square footage

Excellent Extended family home

Two bathrooms

Utility room / kitchen/dining room and separate sitting room with log burner

Four bedrooms

Enclosed rear garden

Close to town centre

Residents permit parking

Gas central heating

Double glazing







Entrance Porch

Entrance Hall

Kitchen 20' 4" x 10' 1" (6.19m x 3.07m) Leading to open plan;

Dining Room 11' 5" x 11' 0" (3.48m x 3.35m)

Rear Hall

Wet Room 8' 3" x 5' 2" (2.51m x 1.57m)

Utility Room Obscure shape.

Sitting Room 20' 4" x 9' 11" (6.19m x 3.02m) Log burner and patio doors.

First Floor Landing

Bedroom 1 12' 1" x 11' 4" (3.68m x 3.45m) Recessed cupboard area.

Bedroom 2 11' 10" x 9' 4" (3.60m x 2.84m)

Bedroom 3 11' 4" x 7' 9" (3.45m x 2.36m)

Bedroom 4 10' 6" x 9' 10" (3.20m x 2.99m)

Bathroom 8' 1" x 5' 6" (2.46m x 1.68m)

Outside Enclosed front and rear gardens. The rear garden is mainly laid to patio and lawned areas but with a small vegetable area cordoned off to one side.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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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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