



GIBBINS RICHARDS
Making home moves happen

19 Colin Road, Taunton TA2 7AS

£250,000

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A very spacious two bedroomed semi detached home located on a good sized plot in a popular north Taunton residential road. The accommodation is offered with full double glazing, gas central heating and a delightful rear garden. An internal viewing is highly recommended.

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

Number 19 Colin Road is an unusual two bedroomed semi detached home offering good sized and spacious accommodation over two floors. There is an entrance porch, entrance hall, sitting room with an open fire and bay window and a beautiful kitchen/diner across the rear of the property. On the first floor are two good sized double bedrooms, one with built-in wardrobes and there is also a bathroom. The property is enhanced further by a beautifully enclosed westerly facing rear garden, being an amazing sun trap and being well planted throughout with a central lawn and seating areas. There is also an outside WC and store shed. Parking is to the front on a driveway which provides space for two cars. The property is offered with gas central heating and full double glazing and a viewing is highly recommended.

TWO BEDROOM SEMI DETACHED HOME
SPACIOUS ACCOMMODATION
DOUBLE GLAZING AND GAS CENTRAL HEATING
SITTING ROOM WITH OPEN FIREPLACE AND BAY WINDOW
BEAUTIFULLY FITTED KITCHEN / DINER
MODERN FITTED BATHROOM
ENCLOSED REAR GARDEN
DRIVEWAY PARKING FOR TWO CARS
VIEWING HIGHLY RECOMMENDED





Entrance Porch

Entrance Hall

With under stairs cupboard.

Sitting Room

12' 5" plus bay window x 11' 0" (3.78m x 3.35m) Open fireplace. Wood effect flooring.

Kitchen/Diner

17' 4" x 9' 3" (5.28m x 2.82m) Modern fitted kitchen with built-in fridge/freezer, hob, oven, microwave and a built-in wine cooler. Tiled effect flooring.

First Floor Landing

Access to the loft space.

Bathroom

6' 4" x 5' 9" (1.93m x 1.75m) P-shaped bath with shower over, basin and wc. Airing cupboard containing the gas fired boiler.

Bedroom 2

10' 5" x 9' 4" (3.17m x 2.84m) Exposed floorboards.

Bedroom 1

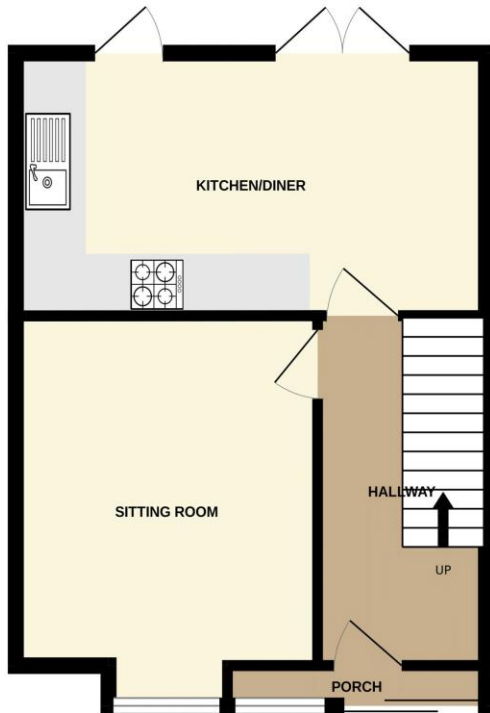
12' 6" x 12' 2" (3.81m x 3.71m) Exposed floorboards. Two sets of built-in wardrobes and a large recess.

Outside

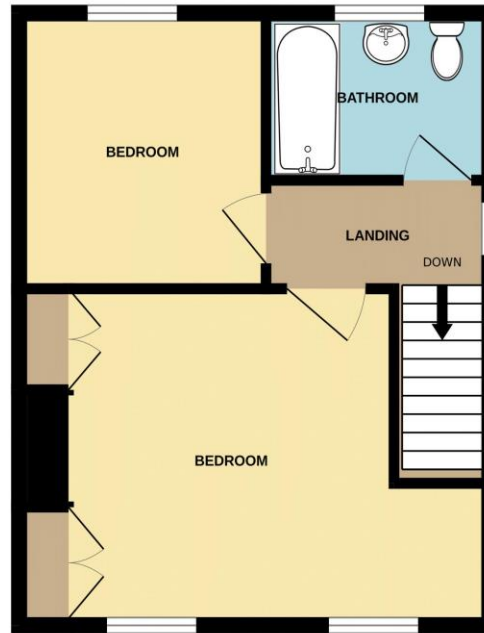
To the front of the property is a block paved driveway with parking for two cars and side access to a most delightful enclosed rear garden with various different areas including lawn, seating and shrubs beds. There is also an outside WC and a useful store shed.



GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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