



GIBBINS RICHARDS 
Making home moves happen

137 Wedlands, Taunton TA2 7AD

£195,000

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A two bedroomed semi-detached home located in North Taunton. The accommodation consists of: entrance hall, cloakroom, sitting/dining room, kitchen, two first floor bedrooms and family bathroom. Externally the property benefits from corner plot gardens and driveway parking. AVAILABLE WITH NO ONWARD CHAIN.

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

This two bedroomed semi-detached home was constructed 10 years ago by an independent local builder. Wedlands is located off Cheddon Road which contains nearby local stores and is within walking distance of the mainline intercity railway station. The town centre itself is approximately one mile distant and provides a host of leisure and shopping facilities.

SEMI-DETACHED HOME
TWO BEDROOMS
CLOAKROOM
CORNER PLOT GARDENS
DRIVEWAY PARKING
CLOSE TO AMENITIES
GREAT INVESTMENT/FIRST TIME BUY
NO ONWARD CHAIN

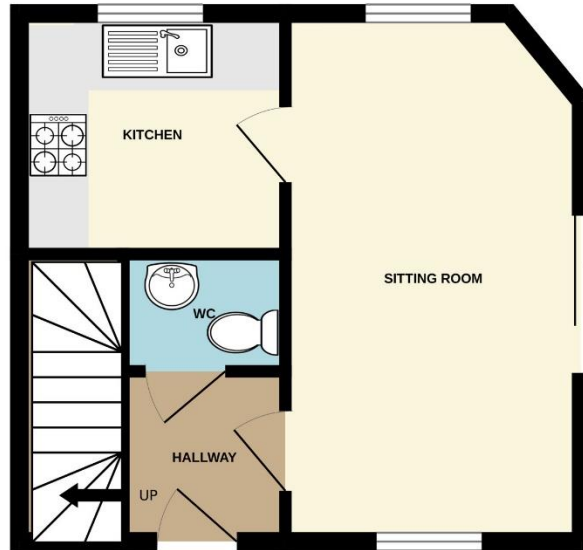




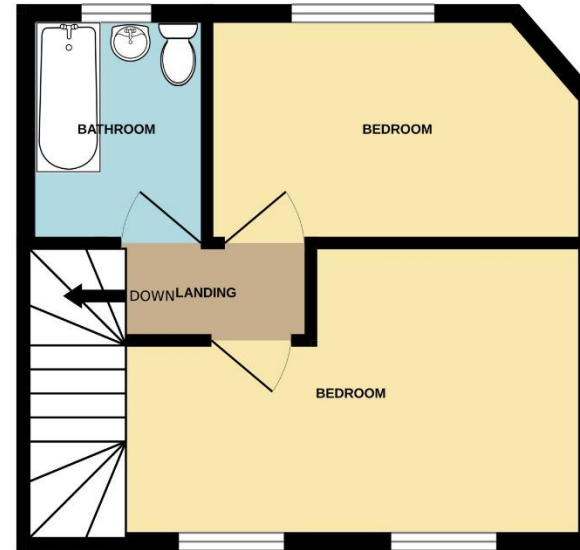
Entrance Hallway	5' 4" x 5' 1" (1.62m x 1.55m) Leading to stairs.
Sitting/Dining room	17' 5" x 9' 3" (5.30m x 2.82m)
Kitchen	7' 5" x 8' 4" (2.26m x 2.54m)
Cloakroom	3' 9" x 5' 1" (1.14m x 1.55m)
First Floor Landing	
Bedroom 1	9' 9" x 14' 10" (2.97m x 4.52m) max
Bedroom 2	8' 10" x 11' 11" (2.69m x 3.63m) max
Bathroom	7' 2" x 5' 9" (2.18m x 1.75m) Three piece bathroom suite.
Outside	Corner plot gardens. Driveway parking for two vehicles.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.
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.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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