



42 Trinity Road, Taunton TA1 3JJ

£345,000

GIBBINS RICHARDS 
Making home moves happen

A spacious and much improved four bedroomed semi detached property located in a highly sought after cul-de-sac in the Trinity part of Taunton. With a large garden, garage and driveway parking, an early viewing is strongly recommended.

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

42 Trinity Road was built in the mid 1990's, which offers excellent family living space over two floors. The property has an entrance hall and ground floor cloakroom, as well as a sitting room, dining room and a modern upgraded fitted kitchen. To the first floor there are four good sized bedrooms and a recently re-fitted bathroom. The property benefits from modern fittings throughout as well as double glazing and a gas central heating system. To the front of the property there is an area of front garden and driveway parking to the side for two cars, as well as a single garage. To the rear, a south facing, larger than expected garden can be found with fenced borders, lawn and decked areas with shrub edges. In all, this is a wonderful family home in a great part of Taunton, close to the town, yet tucked away enough to enjoy some peace and tranquility.

FOUR BEDROOM SEMI DETACHED HOME
BEAUTIFULLY PRESENTED THROUGHOUT
RECENTLY UPGRADED WITH MODERN FITTINGS
SITTING ROOM / DINING ROOM / MODERN FITTED KITCHEN
CUL-DE-SAC POSITION
CLOSE TO LOCAL AMENITIES
SOUTH FACING GARDEN
DRIVEWAY PARKING / GARAGE
EARLY VIEWING RECOMMENDED





Entrance Hall

Cloakroom

Kitchen 10' 7" x 9' 4" (3.22m x 2.84m)

Dining Room 10' 4" x 8' 4" (3.15m x 2.54m)

Sitting Room 14' 7" x 10' 7" (4.44m x 3.22m)

First Floor Landing

Bedroom 3 9' 4" x 7' 4" (2.84m x 2.23m)

Bedroom 2 10' 8" x 8' 4" (3.25m x 2.54m)

Bathroom 7' 4" x 5' 1" (2.23m x 1.55m)

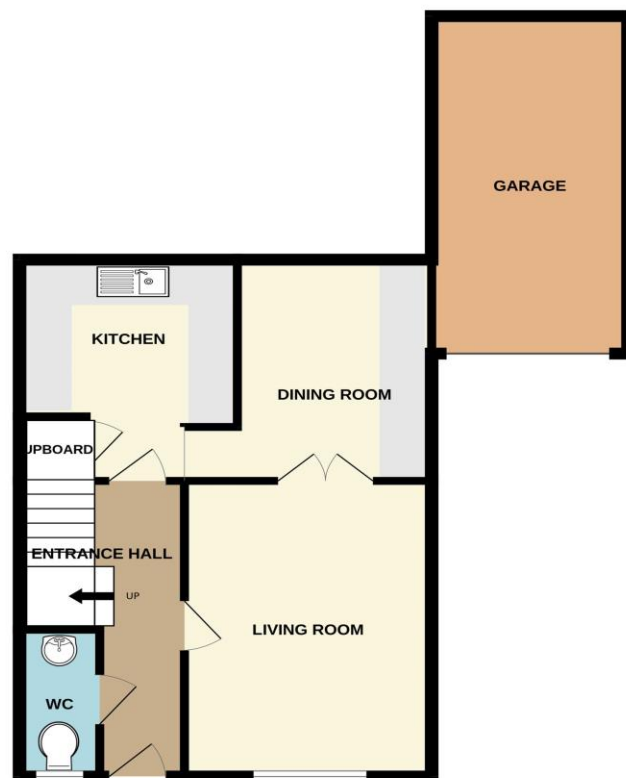
Bedroom 1 10' 7" x 9' 2" (3.22m x 2.79m)

Bedroom 4 9' 3" x 7' 1" (2.82m x 2.16m)

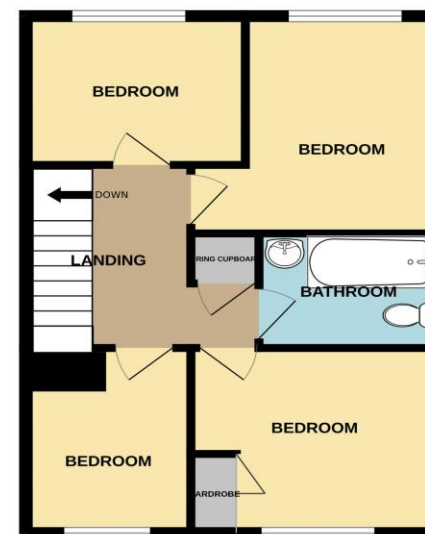
Outside Driveway parking in front of the garage for two cars. Larger than expected garden laid to lawn with a decked area to the immediate rear and well planted shrub borders.



GROUND FLOOR



1ST FLOOR



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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