



22 Celandine Mead, Taunton TA1 3XF

£235,000

GIBBINS RICHARDS 
Making home moves happen

***Garage & driveway parking *Two double bedrooms *Private rear gardener ***

A well-presented two double bedroom end of terrace home, situated in a cul-de-sac within the popular Dowslands area on the south eastern outskirts of Taunton.

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

The property features a beautiful private rear garden, mainly laid to lawn with a patio area and mature borders, along with a side gate providing access to the rear of the single garage. To the front, the property is set back and benefits from driveway parking leading to the garage. Internally, the accommodation comprises a sitting room, a kitchen/dining room, two double bedrooms, and a first-floor bathroom. Located in Dowslands, the home is conveniently positioned for a range of local amenities, well-regarded schools, and offers easy access to both Taunton town centre and the surrounding countryside.

Approximately 68.4 square meters including garage
End of terrace home
Two double bedrooms
Single garage & driveway parking
Private rear garden
Cul-de-sac position
Well-presented accommodation
Bishop Fox's school catchment
Gas central heating



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Sitting Room	16' 9" max ' x 6' 9" max (5.10m max x 2.06m max) Stairs to the first floor.
Kitchen/Diner	11' 8" x 9' 10" (3.55m x 2.99m) Door to the garden.
First Floor Landing	Access to the loft.
Bedroom 1	11' 8" x 9' 3" (3.55m x 2.82m)
Bedroom 2	11' 8" x 8' 4" (3.55m x 2.54m)
Bathroom	8' 7" x 4' 10" (2.61m x 1.47m)
Outside	The property benefits from an attached single garage measuring 16'0" x 7'6". To the rear, there is a private garden predominantly laid to lawn, complemented by a patio area and mature borders, along with a side gate providing access to the garage.



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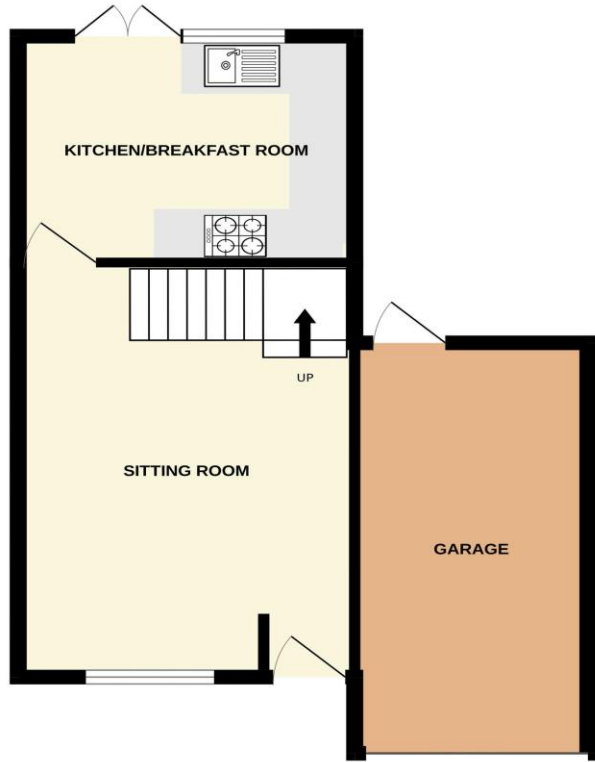


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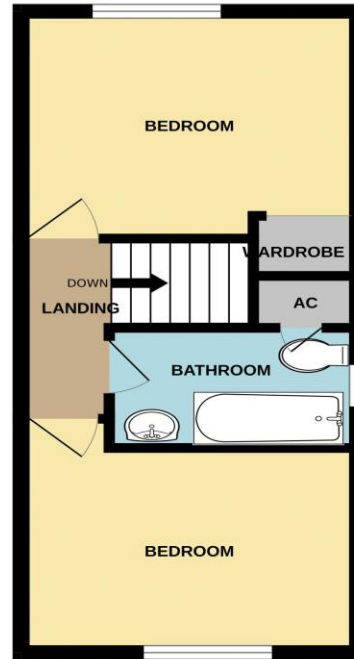


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GROUND FLOOR



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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