



GIBBINS RICHARDS   
Making home moves happen

**24 Trendle Road, Taunton TA1 4NB**  
**Offers in Excess of £225,000**

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AVAILABLE WITH NO ONWARD CHAIN! A well maintained three bedroomed terrace property located at the end of a cul-de-sac in this popular residential area within easy access of Musgrove Park Hospital. The accommodation includes; lobby, sitting room, kitchen/dining room with built-in oven and hob, three first floor bedrooms and a re-fitted bathroom with shower, private south west facing rear garden and garage close by.

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

An early viewing is strongly advised to fully appreciate this well maintained three bedroomed property located in the popular Galmington area of Taunton. Galmington itself is a popular community which boasts both primary and secondary school education, as well as Musgrove Park Hospital. The town centre is less than one mile distant and provides a wealth of shopping facilities.

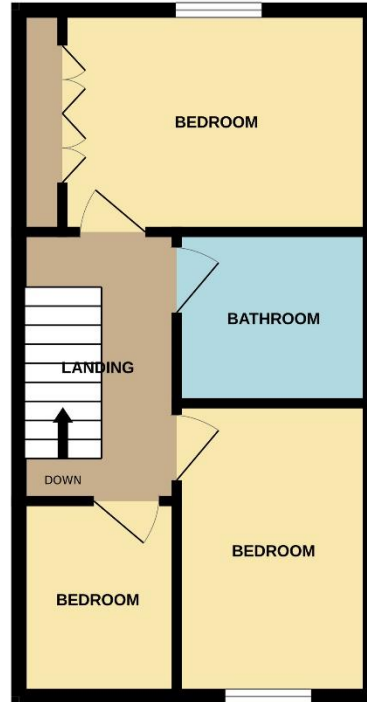
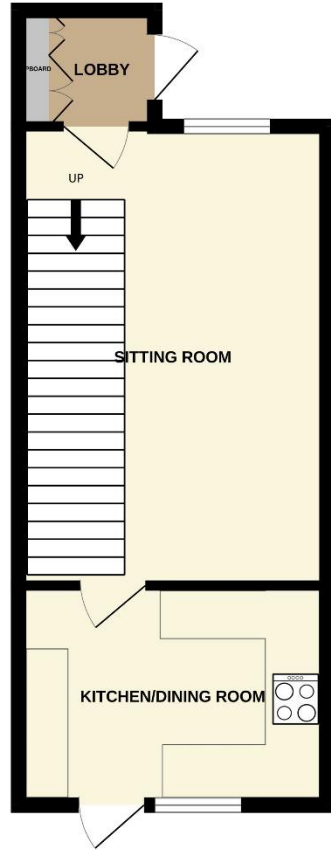
AVAILABLE WITH NO ONWARD CHAIN  
WORK UNDERWAY FOR ADDITIONAL PARKING  
THREE BEDROOMED TERRACE HOME  
POPULAR RESIDENTIAL AREA  
PRIVATE REAR GARDEN  
GARAGE  
CUL-DE-SAC LOCATION  
GAS CENTRAL HEATING  
EARLY VIEWING STRONGLY ADVISED





Entrance Lobby	Storage cupboard.
Sitting Room	17' 8" x 13' 10" (5.38m x 4.21m) Stairs to first floor.
Kitchen/Dining Room	13' 10" x 8' 2" (4.21m x 2.49m) Built-in oven and gas hob. Combination gas fired boiler.
First Floor Landing	
Bedroom 1	11' 10" x 8' 6" (3.60m x 2.59m) Recessed wardrobes.
Bedroom 2	10' 5" x 7' 6" (3.17m x 2.28m)
Bedroom 3	7' 5" x 6' 0" (2.26m x 1.83m)
Bathroom	7' 5" x 6' 6" (2.26m x 1.98m)
Outside	Open plan front garden with mature tree. Access to nearby garage in block. Fully enclosed rear garden with patio and raised lawn and rear pedestrian access.





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 £40 + VAT (£48) 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.*

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)