



GIBBINS RICHARDS 
Making home moves happen

46 Clover Mead, Taunton TA1 3XD

£225,000

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Three bedrooms / Parking for 2 cars / Low maintenance rear garden

A well-presented three bedroomed terraced home situated in a small cul-de-sac in the popular Dowslands area on the south-east outskirts of Taunton. The property benefits from a low-maintenance garden and allocated parking for two vehicles.

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

The current owners have modernised the property since purchasing it in 2018, with improvements including the installation of gas central heating via a combination boiler, a refitted bathroom suite and a new consumer unit. Clover Mead is located just off Chestnut Drive, conveniently positioned for local amenities on Mountfields Road. Junction 25 of the M5 motorway is easily accessible, and Taunton town centre lies less than two miles away.

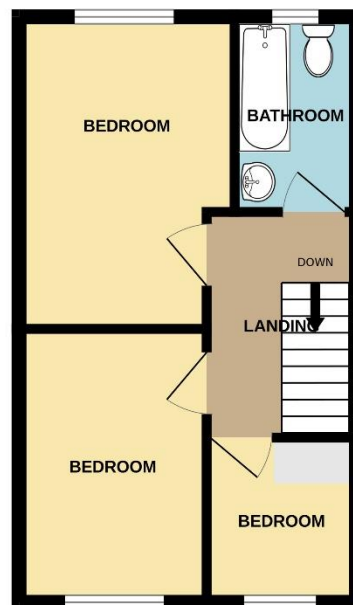
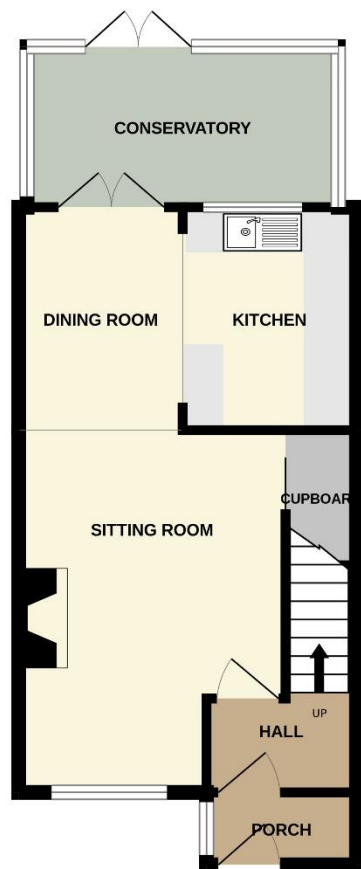
66.7 Approximates square footage
Terraced home
Three bedrooms
Conservatory/utility room extension
Gas central heating
Parking for two cars
Low maintenance rear garden
Cul-de-sac position
Close to a range of amenities





Porch	6' 0" x 2' 11" (1.82m x 0.88m)
Hall	9' 1" x 6' 0" (2.76m x 1.82m)
Sitting Room	14' 1" x 10' 5" (4.29m x 3.17m) maximum.
Dining Room	8' 7" x 6' 5" (2.61m x 1.95m)
Kitchen	8' 8" x 6' 8" (2.64m x 2.03m)
Conservatory	12' 2" x 7' 6" (3.71m x 2.28m)
First Floor	
Landing	9' 0" x 6' 0" (2.74m x 1.82m)
Bedroom 1	10' 3" x 8' 7" (3.12m x 2.61m) maximum.
Bedroom 2	12' 3" x 7' 5" (3.73m x 2.26m)
Bedroom 3	6' 2" x 6' 0" (1.88m x 1.83m) Storage cupboard.
Bathroom	7' 7" x 4' 8" (2.31m x 1.42m)
Outside	Low-maintenance garden and allocated parking for two vehicles.





TOTAL FLOOR AREA: 718 sq.ft. (66.7 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.
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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.