



GIBBINS RICHARDS 
Making home moves happen

12 Colin Road, Taunton, TA2 7AR
£290,000

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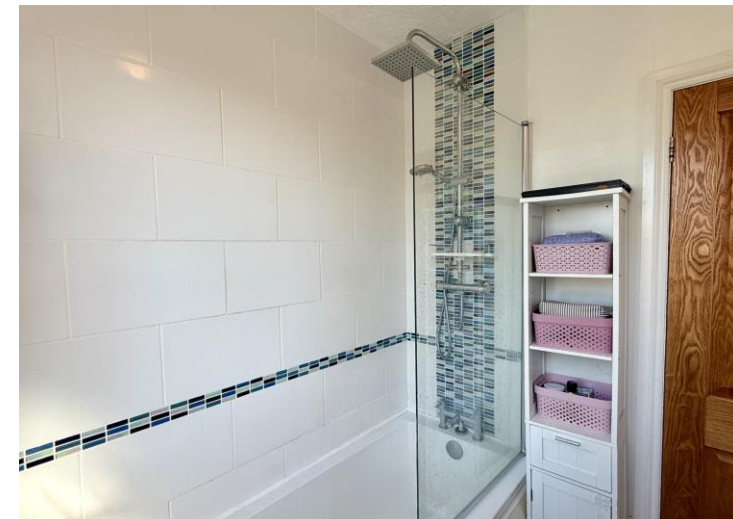
*Large south-facing rear garden *Ample driveway parking *Useful garden office *

A well-presented three bedroomed 1930s semi-detached home, conveniently situated to the north of Taunton and within easy reach of a range of local amenities.

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

This attractive home offers spacious accommodation comprising an entrance porch, sitting room with bay window, and a kitchen/dining room with direct access to the rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from driveway parking for up to three vehicles, a large sunny south-facing rear garden, an outside loo, and a garage that has been converted into a useful home office space. Nearby amenities include Wellsprings Community Centre, while the picturesque Quantock Hills are just a short drive away.

Attractive semi-detached home
Three bedrooms
Open plan kitchen/diner
Large south-facing rear garden
Ample driveway parking
Gas central heating
Close to a range of amenities
Useful garden office





Entrance Porch

Hallway

Leading to the stairs.

Sitting Room

12' 4" x 9' 9" (3.76m x 2.97m)
Plus alcoves and bay window.

Kitchen/Diner

16' 9" x 13' 8" narrowing to 8' 9" (5.10m x 4.16m narrowing to 2.71m) Door leading to the garden.

First Floor Landing

Bedroom 1

12' 4" x 9' 3" (3.76m x 2.82m) Plus alcoves.

Bedroom 2

10' 7" x 9' 0" (3.22m x 2.74m)

Bedroom 3

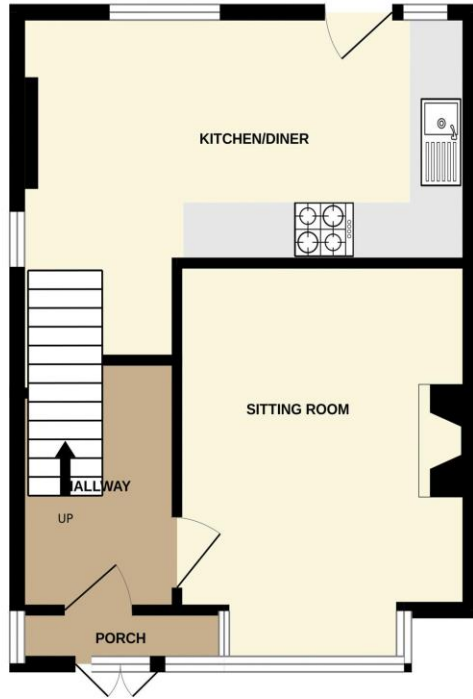
8' 9" (max) x 6' 5" (2.66m (max) x 1.95m)

Outside

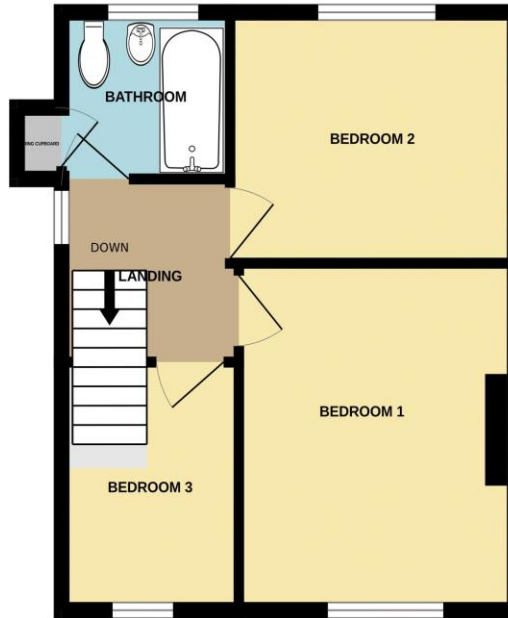
The property benefits from driveway parking for up to three vehicles, a large sunny south-facing rear garden, a outside loo, and a garage that has been converted into a useful home office space



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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