



GIBBINS RICHARDS 
Making home moves happen

61 Wordsworth Drive, Taunton TA1 2HQ
£199,950

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Three bedrooms / Off-road parking / No onward chain This three bedroomed semi-detached home enjoys a convenient and level location within easy reach of local amenities and the town centre. Benefitting from a large rear garden and off-road parking, the property offers excellent potential for buyers looking to put their own stamp on a home.

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

Constructed using non-standard steel frame construction, the property provides spacious accommodation arranged over two floors and would benefit from modernisation throughout. The ground floor comprises a sitting room, a generous kitchen/dining room and a separate utility room, while upstairs offers three well-proportioned bedrooms and a family bathroom. Positioned within walking distance of a range of everyday amenities and less than a mile from the town centre, the home is also conveniently located for commuters, with the M5 motorway at Junction 25 and the Hankridge Farm retail centre just a short drive away.

89.5 approximate square meters footage

Semi-detached home

Three bedrooms

Large rear garden

Off-road parking

Steel frame construction

Close to a range of amenities

Great potential

No onward chain



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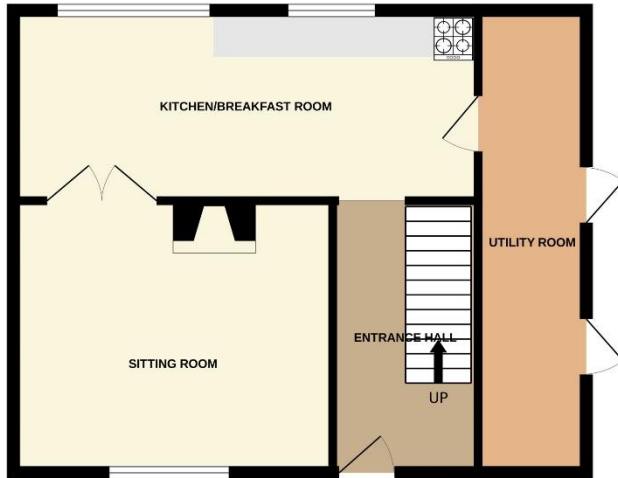
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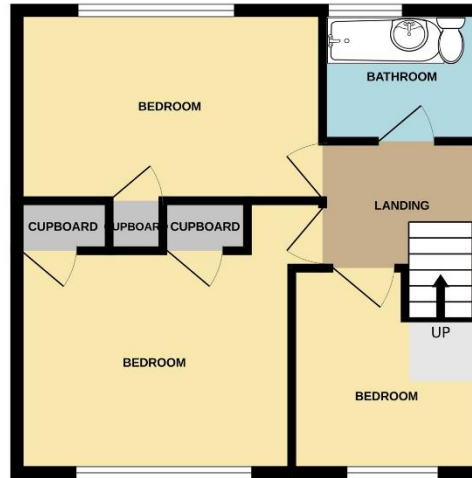
Entrance Hall	12' 3" x 6' 7" (3.73m x 2.00m)
Sitting Room	14' 4" x 12' 3" (4.38m x 3.73m)
Kitchen/ Breakfast Room	20' 11" x 8' 7" (6.37m x 2.61m)
Utility Room	20' 10" x 4' 10" (6.34m x 1.48m)
First Floor Landing	7' 11" x 7' 2" (2.42m x 2.18m)
Bedroom 1	13' 9" x 12' 3" (4.19m x 3.73m) Storage cupboards.
Bedroom 2	13' 9" x 8' 7" (4.19m x 2.61m) Storage cupboard.
Bedroom 3	9' 3" x 8' 6" (2.81m x 2.60m)
Bathroom	7' 2" x 5' 10" (2.18m x 1.79m)
Outside	Driveway parking and an enclosed rear garden.



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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.



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