



GIBBINS RICHARDS

10 Northfield Court, Pollards Way, Taunton TA1 1AD

£279,950

GIBBINS RICHARDS 
Making home moves happen

Situated in a cul-de-sac within a small, modern development just a short distance from the town centre, this four bedroomed townhouse offers well presented accommodation across three floors. The accommodation consists of an entrance hall, cloakroom, kitchen/diner, a first floor sitting room and a double bedroom with an en-suite shower room. To the second floor there are three further bedrooms and a family bathroom. Outside, the property boasts a low maintenance rear garden, a single garage and off road parking directly in front. OFFERED WITH NO ONWARD CHAIN.

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

This modern terrace property enjoys a cul-de-sac position and is located within a sought after residential area within walking distance of the town centre and picturesque French Weir park, which provides a delightful riverside walk into the town centre. This property would be perfect for first time buyers, families or investors. An early viewing is strongly advised.

- TERRACED TOWNHOUSE
- FOUR BEDROOMS
- CLOAKROOM
- KITCHEN/DINING ROOM
- EN-SUITE SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
- SHORT WALK INTO THE TOWN CENTRE
- INTEGRAL GARAGE AND PARKING
- NO ONWARD CHAIN

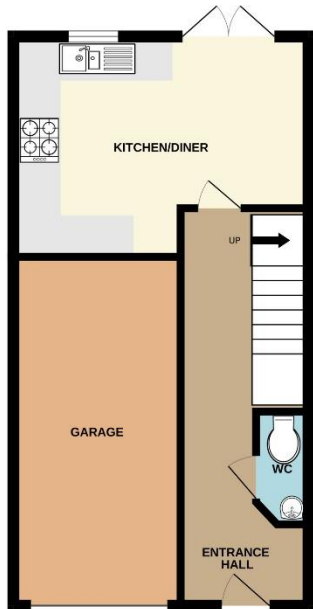




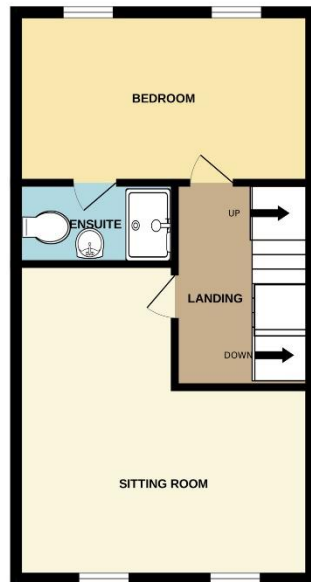
Entrance Hall	19' 11" x 6' 4" (6.07m x 1.93m) Stairs raising to the first floor.
Cloakroom	6' 2" x 2' 9" (1.88m x 0.84m)
Kitchen/Diner	14' 8" x 11' 0" (4.47m x 3.35m) Doors to the rear garden.
First Floor Landing	Stairs raising to the second floor.
Sitting Room	15' 6" x 14' 9" (4.72m x 4.49m)
Bedroom 1	14' 8" x 8' 6" (4.47m x 2.59m)
En-suite Shower Room	7' 11" x 4' 1" (2.42m x 1.24m)
Second Floor Landing	Airing cupboard.
Bedroom 2	14' 9" x 8' 6" (4.49m x 2.59m)
Bedroom 3	12' 7" x 7' 2" (3.83m x 2.18m)
Bedroom 4	9' 4" x 7' 2" (2.84m x 2.18m)
Bathroom	8' 0" x 6' 11" (2.44m x 2.11m)
Outside	The property boasts a low maintenance rear garden, a single garage and off road parking directly in front.



GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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.
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.

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