



GIBBINS RICHARDS 

2 Lloyd Close, Taunton TA1 5QU

£350,000

GIBBINS RICHARDS   
Making home moves happen

**\*Quiet cul-de-sac \*Private rear garden \*Ground floor cloakroom \***

A well-positioned four bedroomed detached house situated in a quiet cul-de-sac in the sought-after area of Comeytrowe. The property benefits from an integral garage and falls within the catchment area for Castle School. It is also conveniently located within walking distance of Musgrove Park Hospital.

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

The property is entered via a welcoming entrance hall, which provides access to the ground floor accommodation, including a sitting room, dining room, kitchen, and conservatory. There is also a convenient ground floor cloakroom. On the first floor are four well-proportioned bedrooms and a family bathroom. To the rear, the property enjoys a enclosed garden, featuring areas of lawn, patio, and well-stocked borders, along with a timber shed and useful side access. Further benefits include double glazing, gas-fired central heating, and an integral single garage, providing excellent storage space.

Excellent location for this four bedroomed detached home  
Cul de sac position, within Castle School catchment  
Two reception rooms, kitchen, conservatory  
Ground floor cloakroom  
Integral garage and parking  
Landscaped rear garden  
Close to College Way facilities and Musgrove Park Hospital  
Excellent family home  
Gas central heating



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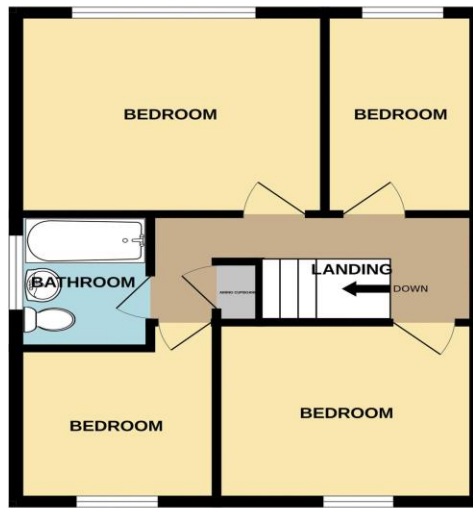
Entrance Porch	
Entrance Hall	
Cloakroom	
Kitchen	9' 8" x 8' 5" (2.94m x 2.56m)
Dining Room	9' 0" x 8' 6" (2.74m x 2.59m)
Sitting Room	15' 7" x 10' 4" (4.75m x 3.15m)
Conservatory	7' 5" x 7' 4" (2.26m x 2.23m)
First Floor Landing	
Bedroom One	12' 7" x 10' 0" (3.83m x 3.05m)
Bedroom Two	10' 7" x 9' 0" (3.22m x 2.74m)
Bedroom Three	8' 2" x 7' 6" (2.49m x 2.28m)
Bedroom Four	10' 0" x 6' 3" (3.05m x 1.90m)
Bathroom	6' 9" x 5' 5" (2.06m x 1.65m)
Outside	The property enjoys a enclosed garden, featuring areas of lawn, patio, and well-stocked borders, along with a timber shed and useful side access. There's a single integral garage and driveway parking.



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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