



65 Outer Circle, Taunton TA1 2BT  
Auction Guide Price £60,000 to £70,000

**GIBBINS RICHARDS**   
Making home moves happen



**FOR SALE BY PUBLIC AUCTION on Wednesday 12th September 2018 at The Grosvenor House Hotel, Park Lane, London starting at 2pm. 65 Outer Circle, Taunton, TA1 2BT. An older style 2 bedroom semi detached house in need of modernisation. Off street parking. Front and rear gardens. open for viewing this Saturday, 25th August at 2pm.**

**THE PROPERTY**

Rarely available and with great potential, this bay fronted semi detached home is now in need of modernisation. The property is situated within the Halcon area of Taunton on the eastern side of the town. The town centre is approximately 2 miles distant and the M5 junction is a similar distance.

Entrance Hall	Stairs to first floor. Built in cupboard.
Kitchen/Diner	10' 6" x 8' 0" (3.20m x 2.44m)
Living Room	13' 3" x 12' 6" (4.04m x 3.81m) max
First Floor Landing	
Bedroom 1	13' 4" x 12' 7" (4.06m x 3.83m)
Bedroom 2	10' 6" x 7' 0" (3.20m x 2.13m)
Bathroom	6' 5" x 5' 0" (1.95m x 1.52m)
Outside	Side passageway with two useful store cupboards. Front garden and driveway for one car. Enclosed rear garden.



FOR SALE BY PUBLIC AUCTION

12th SEPTEMBER 2018

IN NEED OF MODERNISATION

2 DOUBLE BEDROOMS

FRONT AND REAR GARDENS

OFF STREET PARKING



GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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