

27 The Fairways, Sherford, Taunton TA1 3PA
£265,000

GIBBINS RICHARDS 
Making home moves happen

THE PERFECT SPOT! In a great location for town and with great school catchments this well presented 3 bedroom link-detached property offers good size Accommodation upstairs and down. With large hallway, downstairs WC Large lounge and dining room with conservatory extension. kitchen with further utility and direct access to the garage. 3 Bedrooms and 2 bathrooms upstairs. Energy rating : D-66

THE PROPERTY

Constructed by reputable local builders, Messrs H Tottle and Sons in 1994, this traditional built link-detached home offers well planned, gas central heated and UPVC double glazed accommodation with the benefit of a conservatory extension to the rear. The property has off-road parking to the front with a single integral garage and a secluded rear garden. The Fairways is located in Sherford: A highly respected residential location within a mile of the town centre accessed by a short walk through the lovely Vivary park.

Hallway	7' 5" x 14' 6" (2.26m x 4.42m)
Cloakroom	
Living Room	11' 3" x 14' 8" (3.43m x 4.47m)
Dining Room	9' 11" x 8' 5" (3.02m x 2.56m)
Conservatory	8' 7" x 10' 2" (2.61m x 3.10m)
Kitchen	10' 4" x 9' 8" (3.15m x 2.94m)
Utility Room	6' 1" x 8' 0" (1.85m x 2.44m)

First Floor Landing	
Bedroom 1	12' 0" x 10' 0" (3.65m x 3.05m) with en-suite
Bedroom 2	12' 1" x 10' 7" (3.68m x 3.22m)
Bedroom 3	8' 4" x 7' 3" (2.54m x 2.21m)
Bathroom	7' 2" x 6' 5" (2.18m x 1.95m)
Outside	Driveway to front. Rear garden mainly laid to lawn with patio area.

NEAR VIVARY PARK

PARKFIELD PRIMARY CATCHMENT

CASTLE SECONDARY CATCHMENT

EN-SUITE

DOWNSTAIRS WC

CONSERVATORY

PARKING AND GARAGE

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.

