



38 St. Patricks Road, Taunton, TA2 7JG
£165,000

GIBBINS RICHARDS 
Making home moves happen

FULLY REFURBISHED TO A HIGH STANDARD. A really spacious 2 double bedroom detached bungalow with two reception room areas, fitted kitchen and bathroom. Gas central heating. Low maintenance gardens to front and rear and off street parking. New floor coverings. NO CHAIN. Energy rating : D-55

THE PROPERTY

This older style detached bungalow, which is of Woolaway construction, has immaculately presented uPVC double glazed and gas centrally heated accommodation that may make downsizing that little bit easier due to the generous room sizes! The property is extended to the rear which usefully provides an additional reception room and a good size utility/rear porch. St Patricks Road is located on the North side of Taunton with local shops, a library and other amenities nearby whilst the town centre is only two miles distant.

Porch	
Entrance Hall	13' 9" x 3' 10" (4.19m x 1.17m)
Kitchen	10' 2" x 7' 7" (3.10m x 2.31m)
Utility room	9' 5" x 6' 0" (2.87m x 1.83m)
Sitting Room	14' 0" x 12' 3" (4.26m x 3.73m)
Dining Room	14' 0" x 11' 0" (4.26m x 3.35m)
Bedroom 1	14' 0" x 9' 9" (4.26m x 2.97m)
Bedroom 2	13' 9" x 8' 6" (4.19m x 2.59m)
Bathroom	with walk-in shower/bath suitable for the disabled

Enclosed Gravelled Front and Rear Gardens Driveway



REFURBISHED DETACHED BUNGALOW
 GREAT ROOM SIZES
 2 RECEPTION ROOM AREAS
 2 DOUBLE BEDROOMS
 LOW MAINTENANCE GARDENS
 DRIVEWAY
 TWO MILES TO TOWN CENTRE
 CLOSE TO LOCAL FACILITIES/SHOPS



TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 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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