

15 Luttrell Close, Taunton, TA2 8SA  
£179,950

**GIBBINS RICHARDS**   
Making home moves happen

modern 3 bedroom semi detached house in pleasant cul de sac position. Stylish, refitted kitchen, downstairs cloakroom. Long side driveway leading to garage and private south facing rear garden. We are offering this property with No onward chain. Energy rating : C-71

**THE PROPERTY**

Built in the late 1980's, this gas centrally heated and UPVC double glazed semi detached house is both spacious and appointed to a good standard. The accommodation is well laid out with a separate hall having stairs to first floor and the kitchen/dining room arrangement is ideal for a young family. To the outside the property benefits from a front garden, side driveway and a detached garage. Also a nice walled garden to the rear.

Hallway	Double glazed door to :
Entrance Hallway	with door to :
Living Room	12' 11" x 15' 0" (3.93m x 4.57m) door leading through to :
Kitchen/Diner	16' 2" x 8' 10" (4.92m x 2.69m) door to rear garden
Downstairs WC	
First Floor Landing	with access to roof space
Bedroom 1	14' 5" x 9' 0" (4.39m x 2.74m)
Bedroom 2	10' 5" x 9' 11" (3.17m x 3.02m)
Bedroom 3	10' 7" x 7' 2" (3.22m x 2.18m)
Bathroom	6' 4" x 6' 0" (1.93m x 1.83m)
Outside	small front garden. South facing rear garden. Side driveway with parking for at least two vehicles leading to a GARAGE

- 3 BEDROOMS
- DOWNSTAIRS WC
- LONG SIDE DRIVEWAY
- GARAGE
- CUL-DE-SAC LOCATION
- SOUTH FACING GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATHING
- RE-FITTED KITCHEN



GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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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