



14 Adcombe Road, Taunton, TA2 8EH
£167,500

GIBBINS RICHARDS 
Making home moves happen

This former local Authority terrace home offers very generous size accommodation. 3 great size bedrooms, lounge and well appointed kitchen diner. The property has off road parking for 2 cars, a South-Facing rear garden and a handy porch extension. In excellent condition throughout and with gas central heating and double glazing this is a fantastic home. Early viewings strongly recommended. Energy rating : D-64

THE PROPERTY

Found in a cul-de-sac position, this lovingly looked after family home offers fantastic accommodation in a great location. With 3 double bedrooms, good size lounge including a wood-burning stove and a large kitchen diner this is a great house for a growing family. A south-facing garden with 2 storage sheds and side access gate is a real bonus and at the front of the property there is parking available for 2 cars. The property benefits from gas central heating and has double glazing throughout.

Entrance Porch 8' 9" x 5' 1" (2.66m x 1.55m)
 Hallway 13' 9" x 6' 11" (4.19m x 2.11m)
 Understairs cupboard.
 Living Room 12' 6" x 15' 5" (3.81m x 4.70m) Bay window and wood burning stove.
 Kitchen/Diner 18' 6" x 9' 8" (5.63m x 2.94m)
 First Floor Landing Access to roof space.
 Bedroom 1 11' 9" x 13' 1" (3.58m x 3.98m)
 Bedroom 2 12' 7" x 9' 5" (3.83m x 2.87m)
 Bedroom 3 10' 2" x 8' 6" (3.10m x 2.59m) Built-in storage cupboard.
 Bathroom 7' 7" x 6' 0" (2.31m x 1.83m)
 Outside Large 40' south facing rear garden with two sheds and side access gate leading to the front of the property with double width driveway for two cars.



- CUL-DE-SAC POSTION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF-ROAD PARKING FOR 2 CARS
- 3 DOUBLE BEDROOMS
- SIDE ACCESS
- SOUTH-FACING GARDEN
- WOOD BURNING STOVE
- KITCHEN/ DINER
- PORCH EXTENSION



GROUND FLOOR
 APPROX. FLOOR
 AREA 465 SQ.FT.
 (43.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 459 SQ.FT.
 (42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 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.

