



10 Charles Crescent, Taunton, TA1 2XN
£170,000

GIBBINS RICHARDS 
Making home moves happen

This is a realistically priced 3 bedroom terrace house in a convenient location. With a good size kitchen and a living/dining room and downstairs WC. The property has potential to create a front driveway if desired and it also benefits from west facing garden. The property is offered with no onward chain. Energy rating : D-66

THE PROPERTY

A great opportunity for a first time buyer or maybe an investor. A good size 3 bedroom terrace home in a convenient location. With porch, hallway, downstairs WC, a good size kitchen, and a large lounge/diner. Upstairs there are 3 good size bedrooms and a bathroom. Outside there is a lovingly maintained west facing rear garden, and a good size front garden or the possibility to create a driveway. With gas central heating and double glazing this is one we recommend viewing early.

3 BEDROOMS

DOWNSTAIRS WC

WEST-FACING GARDEN

POTENTIAL OFF ROAD PARKING

GAS CENTRAL HEATING

DOUBLE GLAZING

DOWNSTAIRS WC

NO ONWARD CHAIN

Porch	4' 9" x 3' 8" (1.45m x 1.12m)
Hallway	11' 8" x 3' 9" (3.55m x 1.14m)
Cloakroom	5' 5" x 3' 4" (1.65m x 1.02m)
Kitchen/Diner	9' 3" x 10' 9" (2.82m x 3.27m)
Lounge/Diner	16' 3" x 14' 4" (4.95m x 4.37m)
First Floor Landing	Access to boarded loft space. Storage cupboard housing combi boiler.
Bedroom 1	14' 4" x 9' 6" (4.37m x 2.89m)
Bedroom 2	11' 5" x 10' 4" (3.48m x 3.15m)
Bedroom 3	6' 3" x 7' 3" (1.90m x 2.21m)
Outside	West facing 40' rear garden and to the front of the property there is a beautifully presented garden with the possibility to create off road parking.



GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 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.

Made with Metropix ©2017

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.



80 agents in the South West

50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk