



1 Orchid Close, Dowslands, Taunton TA1 3XL  
£209,000

**GIBBINS RICHARDS**   
Making home moves happen



**DOUBLE GARAGE INCLUDED!** This modern 3 bedroom end of terrace home offers well presented and well appointed accommodation including a well fitted kitchen/breakfast room, conservatory and cloakroom. **VIEWING STRONGLY RECOMMENDED.**  
Energy rating : D-63

#### THE PROPERTY

It is rare to find a house of this style and at this price that also offers twin garages, but that is what we have here and viewing is strongly recommended. Located on the end of a terrace with additional parking to the rear, this property is ideally placed for access to Bishop Fox's school and Richard Huish College whilst the town centre is less than two miles away.

TWO SINGLE ATTACHED GARAGES INCLUDED

WELL PRESENTED ACCOMMODATION

LESS THAN 2 MILES FROM TOWN CENTRE

DOWNSTAIRS CLOAKROOM

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

3 BEDROOMS

Hall	Containing wc and gas fired boiler.
Cloakroom	
Living Room	15' 2" x 13' 6" (4.62m x 4.11m)
Kitchen/Dining Room	15' 2" x 8' 9" (4.62m x 2.66m)
Conservatory	14' 0" x 8' 10" (4.26m x 2.69m)
First Floor Landing	With airing cupboard.
Bedroom 1	11' 5" x 8' 10" (3.48m x 2.69m) With built-in wardrobes.
Bedroom 2	9' 5" x 8' 6" (2.87m x 2.59m) With fitted wardrobe.
Bedroom 3	6' 6" x 6' 3" (1.98m x 1.90m)
Bathroom	6' 5" x 5' 8" (1.95m x 1.73m)
Outside	Side access through to rear garden with lawn, fish pond, shed and access to two adjacent garages with light, power, loft storage as well as two parking spaces.



GROUND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 02018

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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