



27 Shoreditch Road, Taunton TA1 3BU
Guide Price £350,000

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NO ONWARD CHAIN! A spacious extended detached property located on a sought after area with 2 receptions, kitchen/breakfast room, utility room, shower room, 4 good size bedrooms and bathroom. Long rear garden and large garage/workshop. Easy access to local schools and colleges. Energy rating : D-58

THE PROPERTY

This detached home boasts generous size accommodation on both floors including a south facing sun balcony, downstairs shower room and generous size rear garden. There is also a most useful large detached garage/workshop with an inspection pit. The property is located in a sought after location which is within easy walking distance of Richard Huish sixth form college, Bishop Fox's secondary school and Kings College. There is a local store nearby together with a popular butchers and vets. Taunton town centre is just under one mile distant and boasts a wide and comprehensive range of facilities.

SPACIOUS DETACHED HOME

2 RECEPTION ROOMS

DOWNSTAIRS SHOWER ROOM

LARGE KITCHEN/BREAKFAST ROOM

4 GOOD SIZE BEDROOMS

LONG REAR GARDEN

LARGE GARAGE/WORKSHOP

CLOSE TO SCHOOLS AND COLLEGES

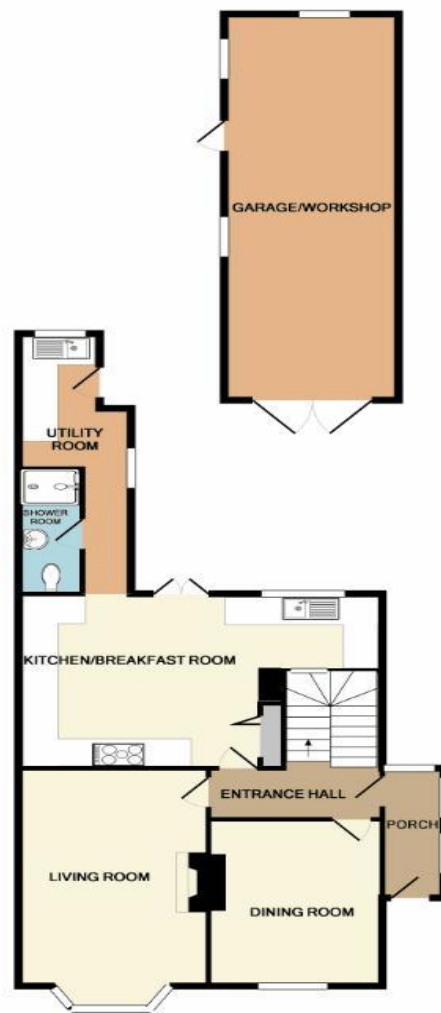
NO ONWARD CHAIN





Porch	
Hall	
Living Room	15' 10" x 11' 0" (4.82m x 3.35m) Incorporating a living flame gas fire and bay window.
Dining Room	12' 0" x 10' 0" (3.65m x 3.05m)
Kitchen/Breakfast Room	21' 0"(max) x 12' 7" (6.40m x 3.83m) Includes a Range dual fuel oven.
Rear Lobby	
Shower Room	With double shower enclosure, wc and wash basin.
Utility Room	With double glazed door to outside.
First Floor Half Landing	With access to a south facing sun balcony.
Main Landing	With access to loft space and airing cupboard.
Bedroom 1	13' 5" x 11' 0" (4.09m x 3.35m)
Bedroom 2	9' 8" x 9' 5" (2.94m x 2.87m) Including shower cubicle and en-suite cloakroom with wc and wash basin.
Bedroom 3	10' 0" x 8' 10" (3.05m x 2.69m) With fitted wardrobe and boiler cupboard.
Bedroom 4	12' 5" x 8' 0" (3.78m x 2.44m)
Bathroom	8' 10" x 5' 0" (2.69m x 1.52m)
Outside	Enclosed front garden. Entrance gates to a driveway leading in part to a garage/workshop 28' 0" x 10' 0" (8.53m x 3.05m) with light, power and inspection pit. Large paved patio and large timber shed. Pathway leading to a secondary area of garden which is lawned with a vegetable plot. Within the garden there are two aluminium greenhouses and a tool store.





GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ. FT.
(32.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 580 SQ. FT.
(53.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1579 SQ. FT. (146.7 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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