



29 The Fairways, Sherford, Taunton TA1 3PA  
£310,000

GIBBINS RICHARDS   
Making home moves happen



**Extremely well maintained, modern extended 3 bedroom detached home enjoying a convenient and sought after location. Quality conservatory extension and easy to maintain south facing rear garden. NO ONWARD CHAIN. Energy rating : C-73**

**THE PROPERTY**

Constructed by local builders messers H Tottle & Son in 1994, this well maintained house has uPVC double glazing windows and external doors, cavity wall insulation and gas central heating. The accommodation was extended to the side to provide an additional room which we have named as a garden room but it has scope for a variety of other suitable uses. The walled and south facing rear garden features a very practical 'easy' lawn for low maintenance whilst to the front there is a secluded paved seating area, a driveway and a single garage. The Fairways is located adjacent to Vivary Park Golf Club in the heart of Sherford. A very pleasant walk through Vivary Park leads through to the town centre which is approximately one mile distant.

QUALITY BUILT DETACHED HOME

EXTREMELY WELL MAINTAINED THROUGHOUT

REPLACEMENT UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

SINGLE STOREY EXTENSION TO SIDE

GARAGE AND DRIVEWAY

EXCELLENT LOCATION FOR WALKING INTO TOWN CENTRE

NO ONWARD CHAIN







Entrance Hall	13' 10" x 7' 4" (4.21m x 2.23m) Stairs to first floor.
Cloakroom	White re-fitted suite.
Kitchen	10' 8" x 10' 4" (3.25m x 3.15m) Slimline dishwasher, Vaillant wall mounted gas fired boiler (installed 2014). Ceramic tiled floor.
Garden Room	12' 9" x 7' 10" (3.88m x 2.39m) (max) Built-in store cupboard. Doors to front and rear.
Sitting Room	14' 8" x 11' 8" (4.47m x 3.55m) plus bay window to front. Coal effect gas fire in marble surround. Arch to :
Dining Room	10' 0" x 8' 4" (3.05m x 2.54m) uPVC double glazed door to :
Conservatory	8' 8" x 8' 0" (2.64m x 2.44m) Ceramic tiled floor. uPVC double glazed windows and roof.
First Floor Landing	Airing cupboard and access to roof space.
Bedroom 1	10' 5" x 10' 0" (3.17m x 3.05m) Built-in wardrobes. Store cupboard.
En-suite Shower Room	Three piece suite.
Bedroom 2	12' 0" x 10' 9" (3.65m x 3.27m) Fitted wardrobes.
Bedroom 3	8' 5" x 7' 2" (2.56m x 2.18m)
Bathroom	7' 2" x 6' 4" (2.18m x 1.93m)
Outside	16' 8" x 8' 6" (5.08m x 2.59m) Tarmac drive and brick paviour hard standing for two cars. Single GARAGE 16' 8" x 8' 6" (5.08m x 2.59m) with power and light. Secluded paved patio area to front. Rear garden with paved patio, easy lawn, herbaceous beds and rockery enclosed by brick walls and facing south. Side gate to front.



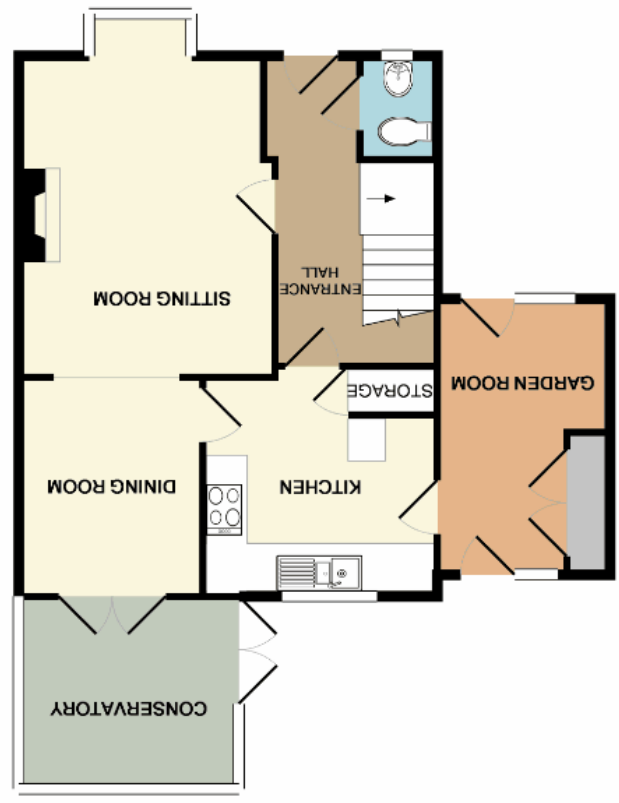


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.



Whist 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ. FT.  
(62.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ. FT.  
(43.8 SQ.M.)

