



6 Wilton Orchard, Taunton TA1 3SA
£340,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic family home in a very sought after location. With four bedrooms, 3 of which are good doubles, a bath and shower room upstairs. The property has been improved with 2 extensions so offers lots of space and being situated near the town, Vivary park and sitting in the Castle School catchment will be popular. The property also benefits from off road parking for 3 vehicles, an integral garage and a 60ft long south facing rear garden. Energy rating : C-72

THE PROPERTY

A well presented, extended family home in the much sought after Wilton area of town. 4 bedrooms, 2 bathrooms, extended kitchen, dining and living rooms. Off road parking, integral garage, south-facing rear garden and downstairs WC. Near the town centre, Vivary park, The Castle School, but still only a short walk to the countryside is there a better family home on the market. Attending our launch open house is strongly recommended.

- 4 BEDROOMS
- BATH AND SHOWER ROOM
- SOUTH FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- NEAR VIVARY PARK
- CASTLE SCHOOL CATCHMENT
- SHORT WALK TO TOWN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DOWNSTAIRS WC
- INTEGRAL GARAGE





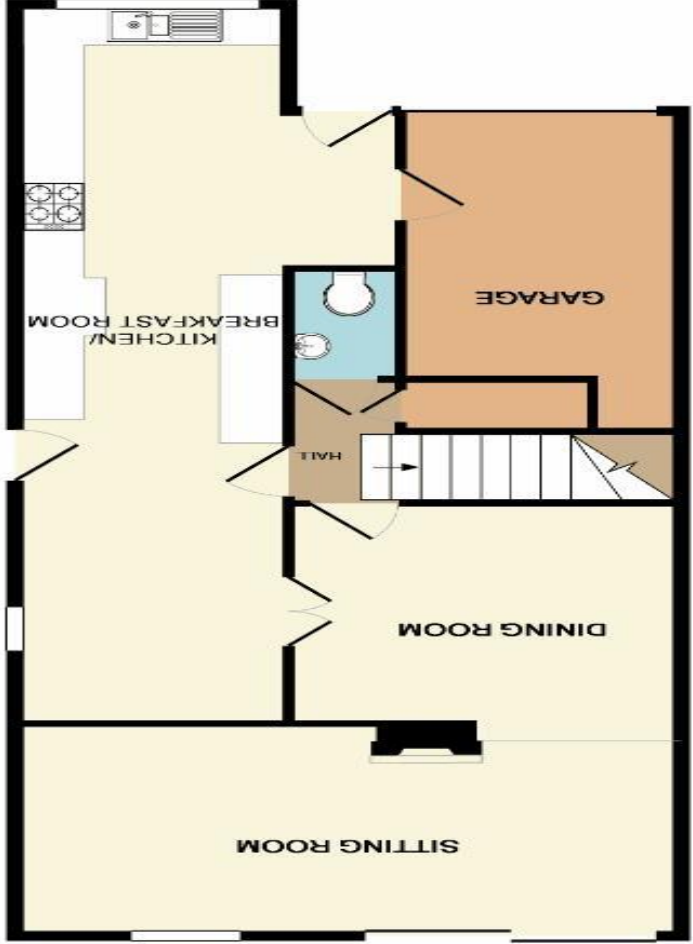
Hallway	7' 0" x 5' 0" (2.13m x 1.52m) Door to integral garage.
Kitchen/Diner	35' 7" x 9' 0" (10.84m x 2.74m) Side door to outside.
Inner Hall	Under stairs storage cupboard. Door to:
Cloakroom	
Lounge	23' 1" x 18' 8" (7.03m x 5.69m) French doors to garden.
First Floor Landing	6' 8" x 6' 1" (2.03m x 1.85m) Airing cupboard, storage and hatch to boarded attic.
Bedroom 1	15' 4" x 11' 1" (4.67m x 3.38m)
Bedroom 2	11' 1" x 9' 9" (3.38m x 2.97m)
Bedroom 3	9' 6" x 9' 2" (2.89m x 2.79m)
Bedroom 4	9' 7" x 5' 11" (2.92m x 1.80m) Built-in storage cupboard.
Bathroom	
Separate Shower Room	
Outside	To the front of the property is a small front garden and off road parking for 3 cars. INTEGRAL GARAGE. South facing 60' (approx) rear garden.



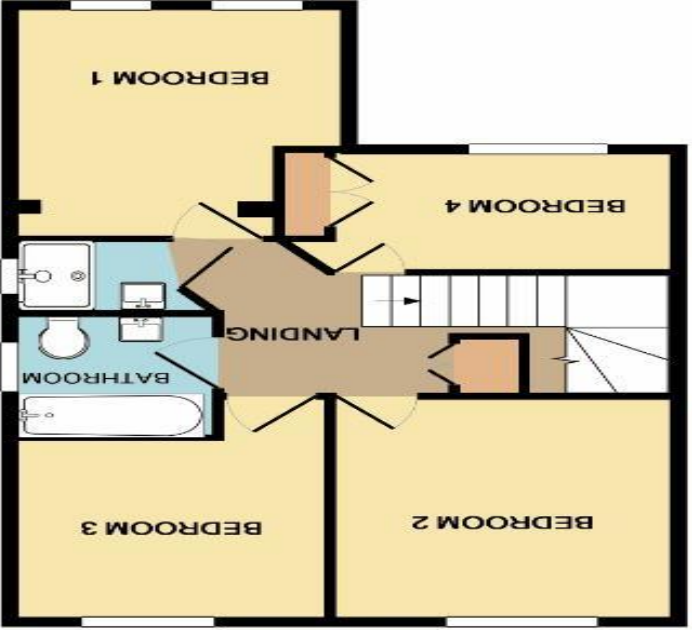


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

GROUND FLOOR



1ST FLOOR



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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