



6 Bircham Road, Taunton, TA2 8EU
£175,000

GIBBINS RICHARDS 
Making home moves happen

AVAILABLE WITH NO ONWARD CHAIN! A spacious terrace home boasting 3 double bedrooms and off road parking. Gas centrally heated accommodation consists of Hall, spacious living/dining room, modern kitchen, re-fitted first floor bathroom, side access and enclosed garden with workshed. Energy rating : D-63

THE PROPERTY

This spacious ex-local authority home benefits from 3 double bedrooms and is available with no onward chain. Accommodation boasts gas central heating via a modern combination boiler as well as a modern kitchen and a refitted bathroom suite. The property is located within close reach of various amenities including nearby primary school and shopping parade. The town centre which boasts a wide and comprehensive range of facilities together with M5 motorway and intercity railway access is approximately 2 miles distant.

SPACIOUS FORMER LOCAL AUTHORITY HOME

LARGE LIVING/DINING ROOM

MODERN KITCHEN

3 DOUBLE BEDROOMS

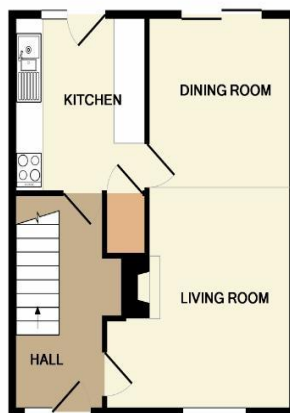
RE-FITTED FIRST FLOOR BATHROOM

LOW MAINTENANCE GARDEN WITH STORAGE

OFF ROAD PARKING

NO ONWARD CHAIN

Hall	Under stairs storage.
Living/Dining Room	22' 8" x 9' 5" (6.90m x 2.87m) Double glazed patio doors to rear garden.
Kitchen	9' 11" x 8' 1" (3.02m x 2.46m) Combination boiler, cooker and washing machine.
First Floor Landing	
Bedroom 1	12' 11" x 8' 9" (3.93m x 2.66m)
Bedroom 2	11' 10" x 9' 5" (3.60m x 2.87m)
Bedroom 3	10' 10" x 9' 8" (3.30m x 2.94m)
Bathroom	7' 10" x 5' 7" (2.39m x 1.70m) Including over bath shower.
Outside	Off road parking to front of property with shared side access leading through to the rear garden containing; store shed with light and power, patio and a raised sun deck. We believe the garden to be south east facing.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.8 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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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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