



3 Marston Close, Taunton, TA1 4HZ
Guide Price £235,000

GIBBINS RICHARDS 
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EXTENDED 3 BED SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION! Entrance hall, cloakroom, good size lounge modern kitchen/dining room, utility room, 3 bedrooms, modern bathroom. South/west facing garden with access to garage. Energy Rating: D59

THE PROPERTY

This extended semi detached property is located in a favoured area which is within convenient reach of the town centre and picturesque Vivary Park. The accommodation is warmed by gas central heating, downstairs wc, good size living/dining room with an opening to a modern kitchen with built-in oven and hob which also provides access to a sunny south west facing rear garden and garage. To the first floor there are three bedrooms and modern bathroom suite with overhead shower.

Hallway
Cloakroom
Lounge
Kitchen/Diner
Utility room

15' 7" x 12' 11" (4.75m x 3.93m)
19' 1" x 8' 1" (5.81m x 2.46m)
7' 0" x 6' 4" (2.13m x 1.93m) Door to rear garden.

First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Outside

Access to loft space.

11' 0" x 9' 7" (3.35m x 2.92m)
10' 3" x 8' 8" (3.12m x 2.64m)
7' 4" x 6' 11" (2.23m x 2.11m)

Front garden. South facing rear garden with direct access to GARAGE and further parking space.

OFF ROAD PARKING

GARAGE

GAS CENTRAL HEATING

DOUBLE GLAZING

MODERN BATHROOM AND KITCHEN

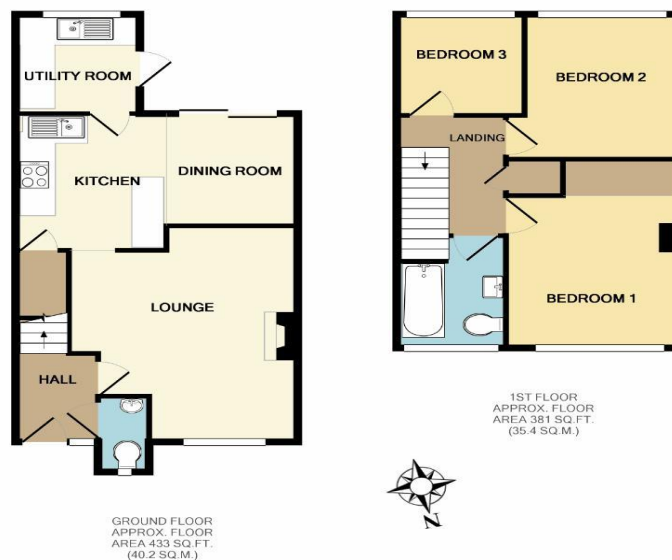
FRONT AND REAR GARDENS

CUL-DE-SAC POSITION

CASTLE AND PARKFIELD SCHOOL CATCHMENTS

NEAR VIVARY PARK

NEAR TOWN CENTRE



GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ. FT.
(40.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ. FT.
(35.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 814 SQ. FT. (75.6 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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