



35 Kilve Crescent, Taunton TA2 7LT
£195,000

GIBBINS RICHARDS 
Making home moves happen

INTERNAL VIEWING ESSENTIAL to appreciate full extent of accommodation. The property benefits from a two storey extension providing great living space and 3 double bedrooms. The property also benefits from a utility room, downstairs WC, side driveway and large south facing sun-trap of a garden. A great opportunity for an affordable family home. No chain.

THE PROPERTY

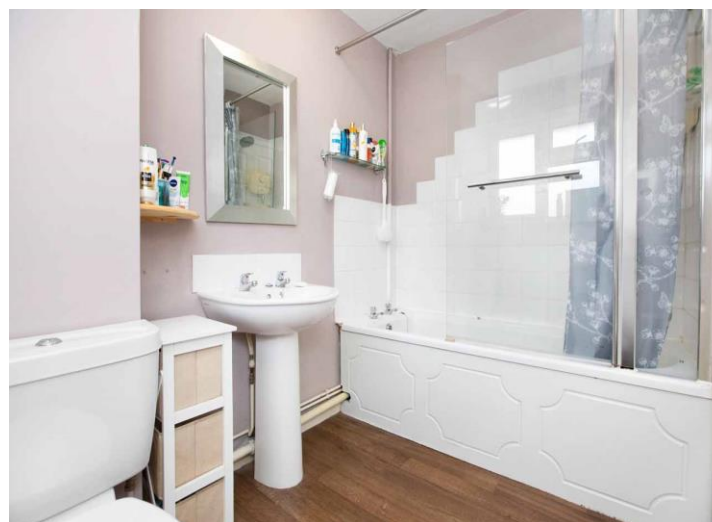
This property really is deceptively spacious as it benefits from a two storey extension to the rear of the property resulting in spacious ground floor space and three double bedrooms and a bathroom to the first floor. To the outside there is a side driveway, space for a garage if required and subject to obtaining consents and a large lawned rear garden. Kilve Crescent is located on the north side of Taunton approximately 1.5 miles from the town centre.

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- LARGE SOUTH FACING GARDEN
- 3 DOUBLE BEDROOMS
- DOWNSTAIRS WC
- GOOD CONDITION THROUGHOUT
- NEAR LOCAL AMENITIES
- NEAR BUS ROUTE





Hallway	Stairs to first floor.
Lounge/Diner	21' 5" x 11' 6" (6.52m x 3.50m) reducing to 10' 9" (3.27m) Gas fire with boiler for central heating and hot water, double glazed French doors to rear garden.
Kitchen/Breakfast Room	18' 0" x 9' 10" (5.48m x 2.99m) reducing to 8' 6" (2.59m)
Utility room	Plumbing for washing machine. Door to rear garden.
Cloakroom	WC and wash basin.
First Floor Landing	Access to roof space.
Bedroom 1	11' 5" x 11' 5" (3.48m x 3.48m)
Bedroom 2	10' 9" x 8' 8" (3.27m x 2.64m)
Bedroom 3	14' 6" x 6' 7" (4.42m x 2.01m)
Bathroom	Three piece suite and electric shower over bath.
Outside	To the front of the property is a driveway with parking for two vehicles and potential to build a garage, subject to planning. To the rear is a large south facing suntrap 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
APPROX. FLOOR
AREA 581 SQ.FT.
(54.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 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 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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1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.3 SQ.M.)

