



128 Grove Gate, Staplegrove, Taunton TA2 6DF
Guide Price £260,000

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Early viewings strongly recommended for this fantastic 3 storey town house. The property is in good condition throughout and benefits from great size bedrooms and a lovely first floor living room. The property has an integral garage and parking for 2 cars in front. The property has a downstairs WC and en-suite to the master bedroom. The property is found in a modern cul-de-sac in a convenient location for both the countryside and the town. The property is offered with no onward chain.

THE PROPERTY

Found in the Grove Gate development off the Silk Mills Road, this 3 story town house has a lot of accommodation. With 4 bedrooms, a large lounge, a kitchen diner, 2 bathrooms and a downstairs WC this is a great home for a growing family.

4 BEDROOMS

2 BATHROOMS

GARAGE

DOUBLE OFF ROAD PARKING

GAS CENTRAL HEATING

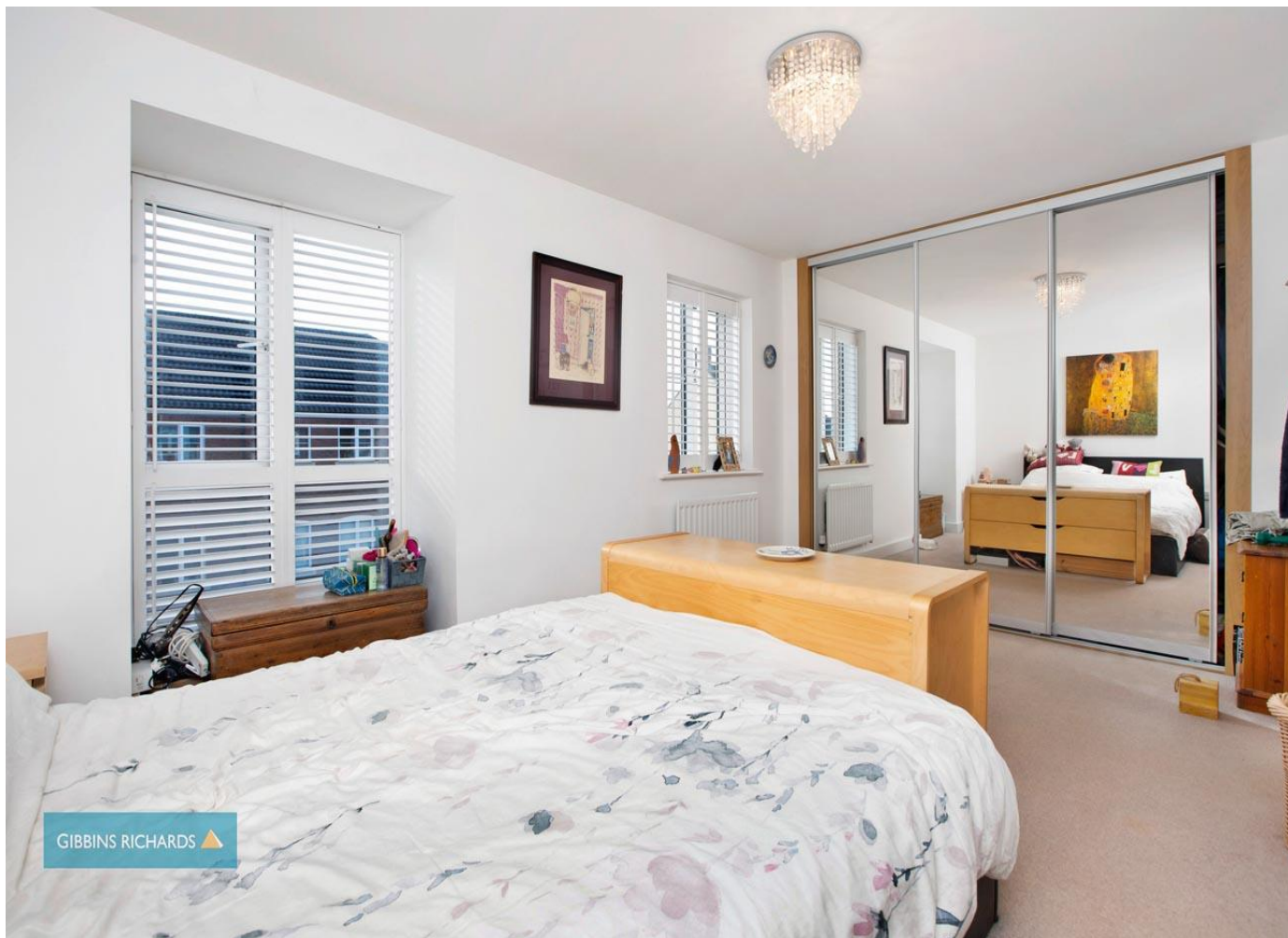
DOUBLE GLAZING

GOOD CONDITION THROUGHOUT

DOWNSTAIRS WC

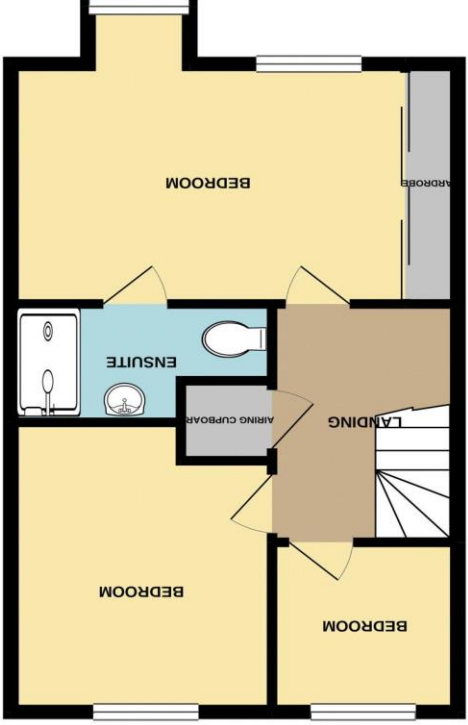
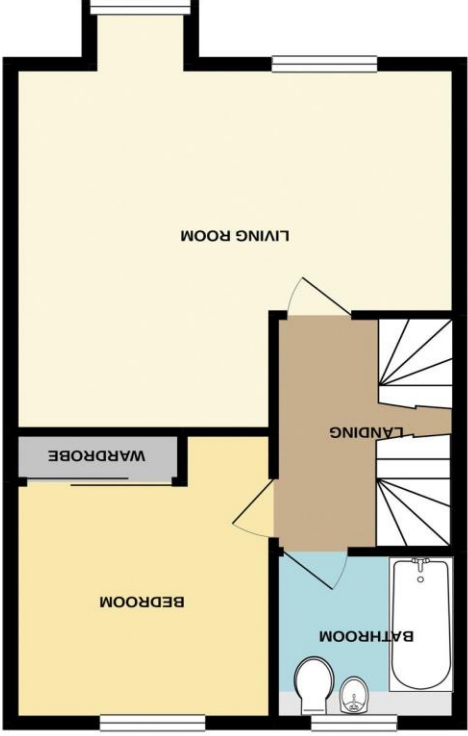
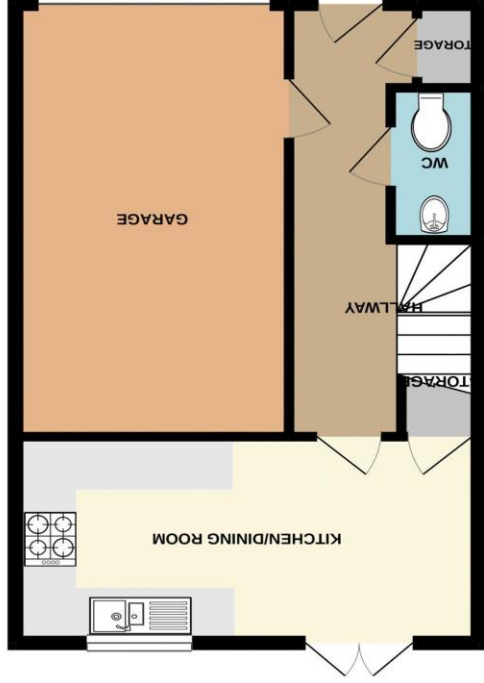
NEAR LONG RUN MEADOW





Hallway	18' 8" x 3' 9" (5.69m x 1.14m) Door to WC. Cloaks cupboard. Door to garage.
Kitchen/Diner	17' 5" x 8' 9" (5.30m x 2.66m) Integrated dishwasher, fridge/freezer, oven & hob.
First Floor	
Large Lounge	17' 4" x 15' 1" (5.28m x 4.59m)
Bedroom 2	10' 11" x 10' 0" (3.32m x 3.05m) Large triple built-in wardrobe.
Bathroom	7' 8" x 6' 8" (2.34m x 2.03m)
Second Floor	Hatch to attic.
Master Bedroom	15' 4" x 9' 9" (4.67m x 2.97m) Large triple built-in wardrobe.
En-suite Shower Room	9' 11" x 5' 2" (3.02m x 1.57m)
Bedroom 3	10' 6" x 10' 2" (3.20m x 3.10m)
Bedroom 4	7' 4" x 7' 0" (2.23m x 2.13m)
Outside	To the front of the property is a double width driveway leading to INTEGRAL GARAGE 18'4 x 9'9. To the rear of the property there is a lawned and patio garden with rear access gate.





TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

