



12 Mountfields Road, Taunton, TA1 3BQ
£219,950

GIBBINS RICHARDS 
Making home moves happen

A spacious 3 bed 1930's semi detached house with side driveway, garage and large garden. 2 reception rooms, sunroom and extended kitchen. Large master bedroom. Within 1 mile of the town centre.

THE PROPERTY

Built in the 1903's, this semi detached house offers generous living space including the three bedrooms, two reception rooms and a sun room, large garden, side driveway and garage. The property benefits from uPVC double glazing and gas central heating. Being on the south side of town the house is a short walk to good schools and colleges and within a mile of the town centre.

Entrance Porch with door leading to:

Hallway with built-in cloaks cupboard, double glazed window, stairs to first floor and door to under stairs wc.

Sitting Room 13' 0" x 16' 5 (3.96m x 5.00m) into bow window. With radiator and gas fire.

Dining Room 12' 0" x 11' 0 (3.65m x 3.35m) gas fire with attached back boiler, radiator and double doors leading to:

Sun Room 12' 0" x 7' 0 (3.65m x 2.13m) with side door to kitchen and external door to garden.

Extended Kitchen 13' 0" x 8' 6 (3.96m x 2.59m) with a range of matching fitted base and wall units, recess for cooker, single drainer stainless steel sink unit, windows to rear garden and side door to sun room.

First Floor Landing side window, trap door to roof space.

Bedroom 1 17' 0" x 11' 0 (5.18m x 3.35m) into the beautiful bow window. Extensive built-in wardrobes and radiator.

Bedroom 2 11' 5" x 10' 0 (3.48m x 3.05m) with built-in airing cupboard, recess for another wardrobe, radiator and windows to rear.

Bedroom 3 7' 10" x 7' 11 (2.39m x 2.41m) including the full wall built-in wardrobes, radiator and window to rear.

bathroom with coloured suite mixer tap with shower attachment and window to front. Separate WC.

Outside The property benefits from a long side driveway leading to a DETACHED GARAGE 15'8 x 8'6. The rear garden benefits from a raised terrace area leading to a 70' part landscaped rear garden with several greenhouses and sheds. To the front of the property benefits from a small front garden.

Directions Proceed out of Taunton along Upper High Street into Mary Street and on to Billetfield. With Sainsburys on you left and the petrol station on your right, turn right at the lights onto South Street. Follow this road for approximately half a mile passing Richard Huish College on your right hand side. Follow the road and Mountfields Road will be found shortly on the right hand side by the vets. The property will be found on the right hand side.



The Property Misdescriptions Act 1991
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.
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.

