



24 Arnold Close, Taunton TA2 7SD
£200,000

GIBBINS RICHARDS 
Making home moves happen

PERFECT INVESTMENT OPPORTUNITY! This two bedroom end of terrace house sitting on a generous corner plot offers a ready made package for investors with the proposition to take on the existing tenants. The property has ample off street parking, entrance porch, lounge, kitchen/diner and pleasant sun room that opens onto a generous well maintained garden. Two double bedrooms and family bathroom complete this great house that will suit investors or first time buyers alike. Energy Rating: C69

THE PROPERTY

Situated at the end of a quiet cul-de-sac in a mainly private position, this property comes to the market with no onward chain and the opportunity to take over the existing tenants. Located in the sought after Kingston Road location of Taunton within convenient access of Taunton town centre, train station, Wellsprings primary school and sports centre. Presented in good decorative order with low maintenance lazy lawn garden, gas central heating and double glazing and the added bonus of solely owned solar panels.

- GREAT INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- SUN ROOM
- SOLELY OWNED SOLAR PANELS
- LARGE CORNER PLOT
- OFF STREET PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

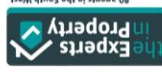




Entrance Porch	4' 9" x 3' 0" (1.45m x 0.91m)
Lounge	15' 5" x 11' 4" (4.70m x 3.45m) Open stairs to landing.
Kitchen/Diner	11' 4" x 10' 3" (3.45m x 3.12m) (max)
Sun Room/Conservatory	10' 1" x 5' 9" (3.07m x 1.75m) Patio sliding doors to garden.
First Floor Landing	8' 9" x 2' 8" (2.66m x 0.81m) Access to attic and boiler.
Bedroom 1	11' 3" x 10' 2" (3.43m x 3.10m) (max)
Bedroom 2	11' 5" x 7' 3" (3.48m x 2.21m) (max) Fitted storage cupboard.
Family Shower Room	8' 3" x 5' 0" (2.51m x 1.52m) Double shower.
Outside	West facing garden with patio and lazy lawn. Good size garden with extensive side return. Parking to front with scope for additional parking. Solar panels solely owned by the property and have seen a return of £1000 in the last year. Additional visitors parking opposite the property.



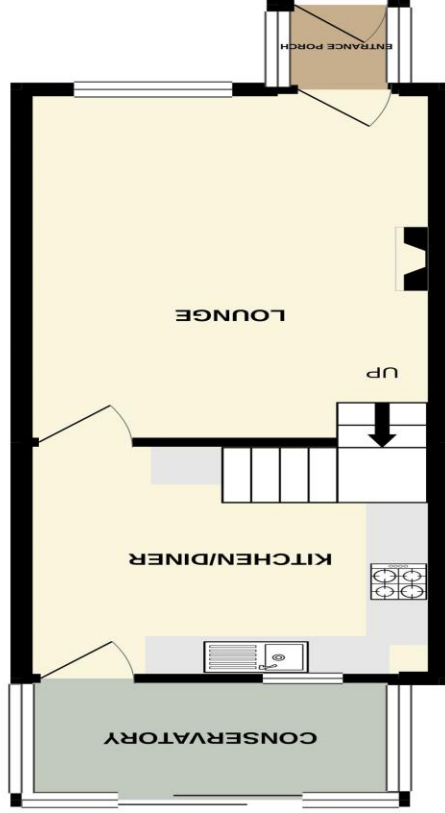
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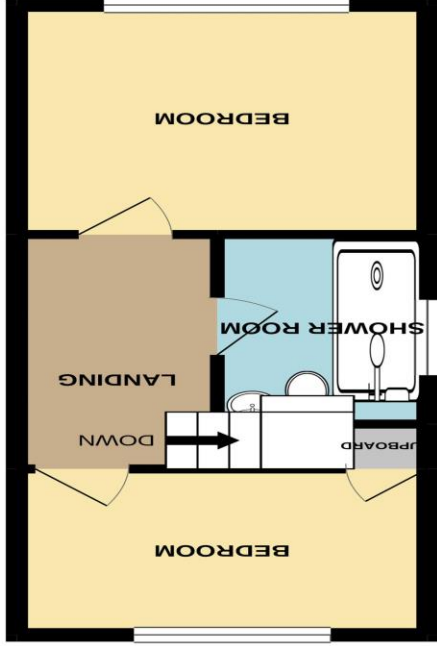
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.



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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