



GIBBINS RICHARDS 

2 Morgans Rise, Bishops Hull, Taunton TA1 5HW

£285,000

GIBBINS RICHARDS   
Making home moves happen



**PERFECT RETIREMENT!** A detached bungalow located in a much favoured area boasting a conservatory addition and corner plot gardens. Remainder of the accommodation includes hall, generous size sitting/dining room, kitchen. two double bedrooms, shower room, long side driveway, and garage. **NO ONWARD CHAIN.**

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

This detached bungalow is located in a cul-de-sac position within a sought after location. Local facilities are within easy reach whilst the town centre is just over one mile distant and provides a host of shopping and leisure facilities. The accommodation is warmed by gas central heating and double glazing throughout.

DETACHED BUNGALOW IN SOUGHT-AFTER LOCATION

NO ONWARD CHAIN

2 DOUBLE BEDROOMS

CONSERVATORY

RE-FITTED SHOWER ROOM

GOOD SIZE GARDEN

LONGWAY AND GARAGE

CONVENIENT ACCESS TO LOCAL FACILITIES

DOUBLE GLAZING

GAS CENTRAL HEATING



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#### Entrance Porch

Hall Storage/cloaks cupboard. Airing cupboard. Loft access via pull down ladder.

Sitting/  
Dining Room 18' 0" x 10' 8" (5.48m x 3.25m) Feature fireplace with living flame gas fire. Double glazed doors leading to;

Conservatory 10' 2" x 9' 0" (3.10m x 2.74m)

Kitchen 11' 6" x 7' 10" (3.50m x 2.39m) Plumbing for washing machine and cooker recess. Gas fired central heating boiler and door to outside.

Bedroom 1 11' 5" x 11' 2" (3.48m x 3.40m) Fitted wardrobes.

Bedroom 2 11' 5" x 8' 5" (3.48m x 2.56m)

Shower Room 7' 8" x 4' 10" (2.34m x 1.47m) Double shower enclosure.

Outside Ornamental front garden with a long side driveway leading to the garage 17' 0" x 8' 0" (5.18m x 2.44m) with light and power, personal door and side access through to the rear garden. The rear garden is well enclosed and enjoys a corner plot location with patio, gravel sections, timber storage shed, surrounding fence work and shrubs. The garden itself enjoys a good degree of privacy.





GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) 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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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.

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