



GIBBINS RICHARDS 

6 Kennel Field Drive, Bishops Hull, Taunton TA1 5FH

£370,000

GIBBINS RICHARDS   
Making home moves happen

A very well presented detached property occupying the most pleasant location overlooking fields together with a private rear garden. The accommodation boasts; hall, sitting room, well equipped kitchen/dining room, utility room, cloakroom, three first floor bedrooms, including a double en-suite shower enclosure to the master bedroom and separate bathroom. There is a side driveway, garage and landscaped rear garden.

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

Constructed in 2018 by Persimmon Homes to the popular Clayton design, this attractive detached property enjoys a pleasant location which enjoys an open outlook to the front as well as a private enclosed rear garden. Bishops Hull contains facilities to include; post office/general stores, popular butchers as well as a church, primary school and public house. The property also falls within the catchment area of the popular Castle secondary school. The town centre can be accessed by a frequent bus service and is approximately 2 miles distant.

WELL PRESENTED HOME  
CONSTRUCTED IN 2018  
CHOICE POSITION  
CUL-DE-SAC LOCATION  
2 RECEPTIONS  
3 BEDROOMS  
EN-SUITE SHOWER ROOM  
OPEN OUTLOOK TO FRONT  
LOW MAINTENANCE GARDEN





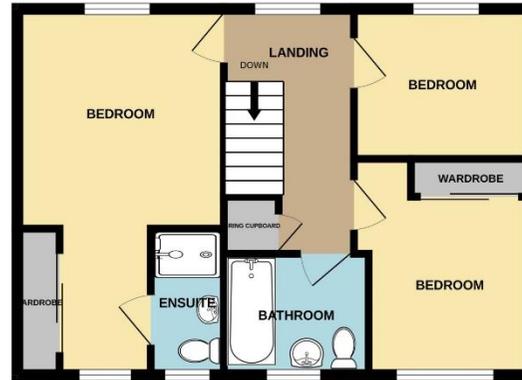
Hall	With mat section. Stairs to first floor.
Sitting Room	18' 5" x 10' 5" (5.61m x 3.17m) Generous size room with attractive views overlooking the countryside. Double glazed doors to the rear garden.
Kitchen/ Dining Room	18' 5" x 9' 5" (5.61m x 2.87m) Attractively fitted with a range of floor and wall cupboard units with oven and gas hob with concealed extractor hood over, plumbing for washing machine and double glazed window to rear aspect.
Utility	6' 0" x 5' 3" (1.83m x 1.60m) Vent for tumble dryer, gas fired central heating boiler and access to garden.
Cloakroom	Wash basin and wc.
First Floor Landing	Access to loft space. Airing/linen cupboard.
Master Bedroom	18' 5" x 10' 5" (5.61m x 3.17m) reducing to 6' 2" wide in part. Attractive views. Fitted wardrobes.
En-suite Shower Room	Double shower enclosure, wash basin and wc.
Bedroom 2	10' 8" x 8' 5" (3.25m x 2.56m) Double mirrored wardrobe unit. Double glazed window to front aspect with views.
Bedroom 3	9' 2" x 7' 6" (2.79m x 2.28m)
Bathroom	7' 2" x 6' 2" (2.18m x 1.88m) Panelled bath with Mira shower and screen, wash basin and wc.
Outside	To the front of the property there is a side drive way with parking for up to two vehicles leading to an attached garage 19' 5" x 9' 8" (5.91m x 2.94m) with remote controlled roller door, light, power, roof storage and access door to rear garden. The rear garden has been beautifully maintained with a patio section, ornamental gravel area and artificial lawn, useful insulated work shed with light and power. The garden itself is not overlooked from its rear boundary.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)