



**2 The Orchard, Dowell Close, Taunton TA2 6BN**  
**£350,000 – NO ONWARD CHAIN**

**GIBBINS RICHARDS**   
Making home moves happen



A beautifully tucked away four bedroomed detached home offering extended accommodation and with an integral garage. The property is located at the end of a little known cul-de-sac road with just one other property, thus offering extremely private living space and a very quiet neighbourhood. A viewing is highly recommended for those seeking a central, yet tranquil life.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

The property is approached via a small lane off of Dowell Close, which is itself off of Bindon Road. The lane passes a parking area and leads to a small cul-de-sac known as The Orchard. Number 2 The Orchard is the last property in the row of two and has plenty of parking at the front and in front of the garage as well. The front door leads to a wide entrance hall with the principal rooms off it including a kitchen/breakfast room, utility room, large sitting/dining room which in turn leads to a conservatory. There is also a ground floor cloakroom and an integral garage (currently used as a gym). To the first floor are four double bedrooms, the master having an en-suite and a family bathroom. The property benefits from gas central heating, double glazing and an enclosed rear garden with a recently erected summerhouse in the corner. The house was erected about 20 years ago and is being returned to the market for the first time since then. With very motivated owners looking to move onto the next phase of their lives, we would highly recommend an early viewing.

#### CUL-DE-SAC LOCATION

FOUR BEDROOMED DETACHED HOME

TWO BATHROOMS

GROUND FLOOR CLOAKROOM

CONSERVATORY

KITCHEN/BREAKFAST ROOM

INTEGRAL GARAGE

PLENTY OF PARKING

REAR GARDEN WITH SUMMERHOUSE

GAS CENTRAL HEATING AND DOUBLE GLAZING

NO ONWARD CHAIN







#### Entrance Hall

Kitchen/Breakfast Room 13' 7" x 8' 10" (4.14m x 2.69m)

Utility Room 8' 10" x 5' 1" (2.69m x 1.55m)

#### Cloakroom

Sitting Room 22' 7" x 12' 0" (6.88m x 3.65m)

Conservatory 13' 5" x 9' 1" (4.09m x 2.77m)

#### First Floor Landing

Master Bedroom 13' 8" x 12' 5" (4.16m x 3.78m) max.

#### En-suite

Bedroom 2 13' 7" x 9' 9" (4.14m x 2.97m)

Bedroom 3 12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom 4 12' 5" x 8' 2" (3.78m x 2.49m)

Bathroom 8' 5" x 6' 5" (2.56m x 1.95m)

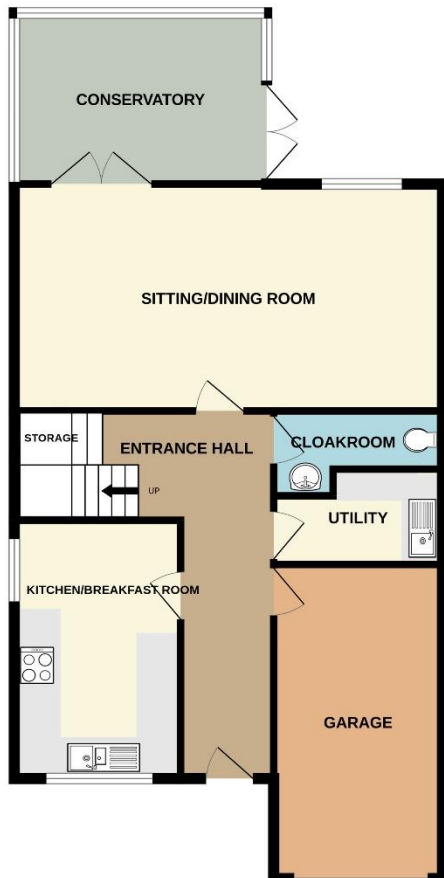
#### Outside

Parking for numerous cars to the front of the property. Integral garage 16' 7" x 8' 6" (5.05m x 2.59m). Enclosed rear garden with summerhouse.

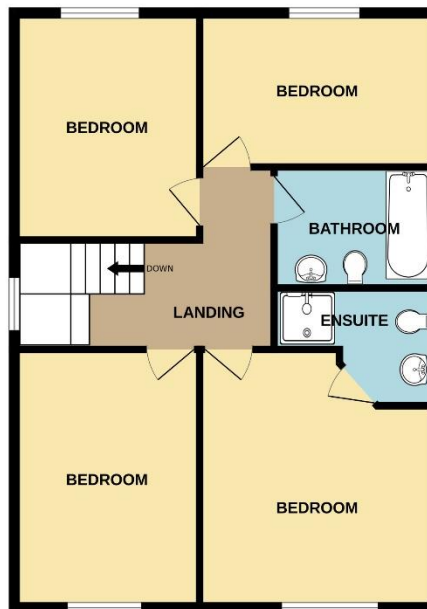




GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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.



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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.*

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