



GIBBINS RICHARDS 

36 Wellington New Road, Taunton TA1 5NF

£385,000

GIBBINS RICHARDS 
Making home moves happen

A most beautifully presented 1930's semi detached home with a later extension providing wonderfully flexible four bedroomed accommodation.

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

The property offers a beautifully flexible and character interior which is accessed via an entrance porch which leads to the entrance hall with stairs up to the first floor. There is a sitting room to the left and then a kitchen straight ahead with an extension to the rear, providing a wonderful light and airy social space with a pleasant outlook towards the rear garden. There is also the original dining room which is currently used as a second room. The extension to the rear offers a lobby and a third reception room or fourth bedroom with doors again out to the rear garden. There is also a shower room with underfloor heating. To the first floor there are three good sized bedrooms and a family bathroom. The property has a wonderful feel internally and many character features throughout and the extension has augmented an enhanced living space significantly. An internal viewing is highly recommended at the earliest opportunity.

EXTENDED 1930'S SEMI DETACHED HOME

THREE / FOUR BEDROOMS

THREE / FOUR RECEPTION ROOMS

TWO BATHROOMS

ENCLOSED REAR GARDEN

AMPLE DRIVEWAY PARKING

CONVENIENT LOCATION

CLOSE TO CASTLE SECONDARY SCHOOL AND MUSGROVE PARK HOSPITAL

MANY CHARACTER FEATURES THROUGHOUT

EARLY VIEWING IS HIGHLY RECOMMENDED





Entrance Porch

Entrance Hall

With cupboard and larder.

Sitting Room

14' 2" x 12' 2" (4.31m x 3.71m) plus bay.

Kitchen

8' 9" x 7' 10" (2.66m x 2.39m)

Dining / Breakfast Area

19' 1" x 6' 8" (5.81m x 2.03m)

Drawing Room

12' 11" x 12' 2" (3.93m x 3.71m)

Extension

With lobby area.

Bedroom 4 /
Sitting Room

16' 2" x 8' 2" (4.92m x 2.49m) Doors
opening to the rear garden.

Shower Room

7' 2" x 4' 10" (2.18m x 1.47m) Underfloor
heating.

Covered Area

15' 8" x 8' 9" (4.77m x 2.66m)

First Floor Landing

Access to loft space.

Bedroom 3

8' 3" x 7' 10" (2.51m x 2.39m)

Bedroom 1

12' 2" x 10' 8" (3.71m x 3.25m) plus bay.

Bedroom 2

13' 0" x 12' 2" (3.96m x 3.71m)

Family Bathroom

7' 9" x 8' 5" (2.36m x 2.56m)

Outside

To the front of the property is off street
parking on the driveway and to the rear is
a lovely enclosed garden.



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.4 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.
Made with Metropix ©2024



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 Web: www.gibbinsrichards.co.uk