



13 Blenheim Road, Taunton TA1 2XR  
£230,000

**GIBBINS RICHARDS**   
Making home moves happen



A brilliantly priced and well presented three bedroomed semi detached house with parking, gardens and a commanding rear view across Taunton town.

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

The property is accessed via a front entrance door which leads to the entrance hall. This in turn leads to the kitchen and there is also a dining room to the rear and a large sitting room with patio doors opening to the rear garden. The first floor offers three good sized bedrooms, a bathroom and separate wc. There is gas central heating and double glazing throughout. The property was formerly of 'Cornish Unit' construction but has since been re-built in a traditional way with the certification available to confirm compliance. Externally the property offers parking at the front and a good sized rear garden and stone built shed. Due to its elevated position, the house has some lovely views towards the town centre and has a westerly facing garden. The house is very well priced for first time buyers, rental investors and home movers alike and would make an ideal and well located family home. Viewing is highly recommended.

THREE BEDROOMED SEMI DETACHED HOME  
TWO RECEPTION ROOMS  
MODERN FITTED KITCHEN  
WESTERLY FACING REAR GARDEN  
OFF ROAD PARKING  
DOUBLE GLAZING AND GAS CENTRAL HEATING  
CERTIFICATED TO CONFIRM MORTGAGE ABILITY  
VIEWING IS HIGHLY RECOMMENDED  
CLOSE TO LOCAL TRANSPORT AMENITIES







Entrance Hall	Stairs to first floor.
Sitting Room	14' 7" x 12' 0" (4.44m x 3.65m) Chimney breast.
Dining Room	8' 9" x 8' 5" (2.66m x 2.56m)
Kitchen	12' 3" x 8' 9" (3.73m x 2.66m)
First Floor Landing	
Bedroom 1	12' 0" x 10' 5" (3.65m x 3.17m)
Bedroom 2	12' 0" x 8' 9" (3.65m x 2.66m)
Bedroom 3	8' 11" x 8' 1" (2.72m x 2.46m)
Bathroom	6' 8" x 5' 6" (2.03m x 1.68m)
Separate Cloakroom	
Outside	To the front of the property is off road parking. Elevated rear garden, mainly laid to lawn on a lower level and a patio area to the immediate rear of the house. There is also a stone built store shed in the garden.
Agents Note	The construction of this property is 'Cornish' style and there is a PRC Certificate available.



GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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