



36 Gill Crescent, Taunton TA1 4NR

£320,000

GIBBINS RICHARDS 
Making home moves happen

A spacious and well proportioned four bedroomed detached family home situated in a pleasant position, backing onto a public play park.

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

The property is situated within the heart of Galmington, a sought after location on Taunton's west side and within easy access to local shops and amenities. The property is offered for sale with no onward chain and provides spacious accommodation arranged over two storeys and comprises in brief; entrance hall, cloakroom, modern fitted kitchen/breakfast room and spacious sitting/dining room. To the first floor are four good size bedrooms and a family bathroom. The property has garden, driveway and garage to the front and fully enclosed private garden to the rear. The accommodation is fully uPVC double glazed and warmed by mains gas fired central heating, but cosmetically requires some modernisation. Galmington is easily accessible for Taunton's town centre, which provides shopping and leisure facilities as well as easy access to the M5 motorway at junction 25 and a mainline intercity railway station.

FOUR BEDROOMS
SOUGHT AFTER LOCATION
NO ONWARD CHAIN
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
GARAGE AND PARKING
GOOD SIZED PRIVATE GARDENS
SOME COSMETIC UPDATING REQUIRED



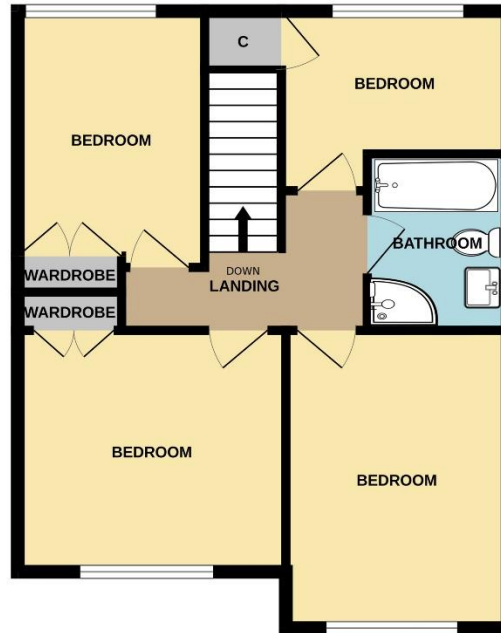
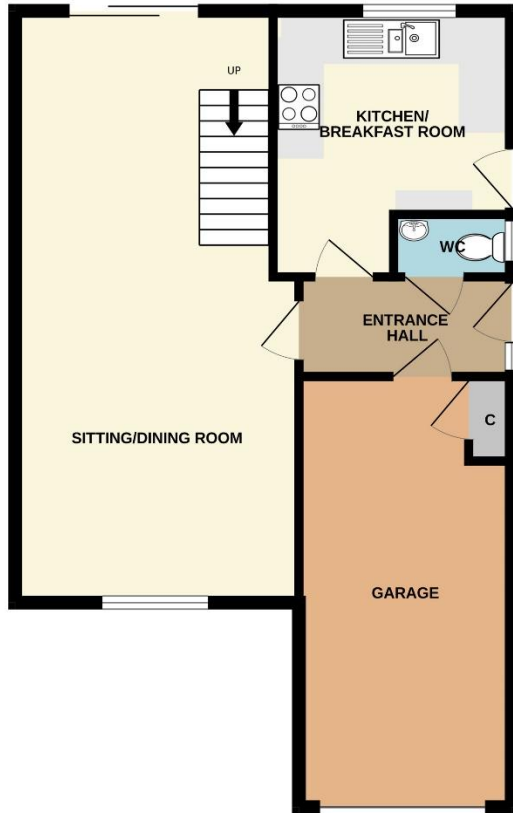


Entrance Hall	8' 10" x 4' 2" (2.69m x 1.27m)
Open Plan Sitting/ Dining Room	25' 10" x 12' 0" (7.87m x 3.65m) Stairs raising to the first floor. Doors to rear garden.
Kitchen/Breakfast Room	12' 7" x 9' 6" (3.83m x 2.89m)
Cloakroom	4' 9" x 2' 7" (1.45m x 0.79m)
First Floor Landing	9' 2" x 5' 0" (2.79m x 1.52m) Access to loft space.
Bedroom 1	13' 9" x 9' 7" (4.19m x 2.92m)
Bedroom 2	11' 4" x 10' 5" (3.45m x 3.17m) Built-in wardrobes.
Bedroom 3	11' 9" x 7' 10" (3.58m x 2.39m) Built-in wardrobes.
Bedroom 4	9' 8" x 9' 4" (2.94m x 2.84m) Airing cupboard.
Bathroom	7' 5" x 6' 5" (2.26m x 1.95m) Four piece matching suite.
Outside	To the front of the property is an open plan area of lawn with driveway providing off road parking and leading to the single integral garage measuring 18' 3" in length with a utility area with a sink, plumbing for washing machine and room for and tumble dryer and up and over door to the front and pedestrian door to the house . A path continues to the side of the property leading to the rear garden which measures approximately 36' 0" x 33' 0" (10.96m x 10.05m) and is fully enclosed by timber fencing. The majority of the garden is laid to lawn with mature shrubs, flower borders and hedgerows and enjoys a good degree of privacy and backs onto a public play park.



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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.

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