



12 Wimborne Close, Taunton TA1 2RQ

£217,000

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A two bedroomed semi detached home located at the end of a quiet cul-de-sac in Blackbrook. The accommodation consists of; entrance hall, kitchen, sitting/dining room, two double bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden and side driveway. AVAILABLE WITH NO ONWARD CHAIN OR WITH CURRENT TENANT IN SITU.

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

Blackbrook is an established and popular residential area on the eastern outskirts of Taunton. The property is within walking distance of a shopping parade, primary school, vets, sports centre/swimming pool, whilst Taunton town centre is approximately two miles distant. The accommodation is warmed by gas central heating and benefits from double glazing.

SEMI DETACHED HOME  
TWO DOUBLE BEDROOMS  
ENCLOSED REAR GARDEN  
SIDE DRIVEWAY  
GAS CENTRAL HEATING  
CLOSE TO AMENITIES  
NO ONWARD CHAIN



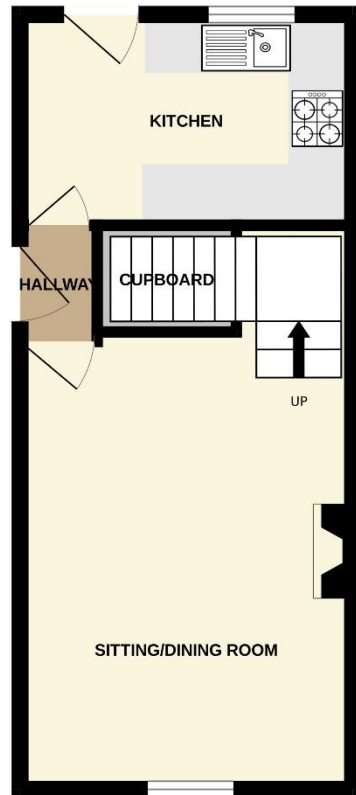




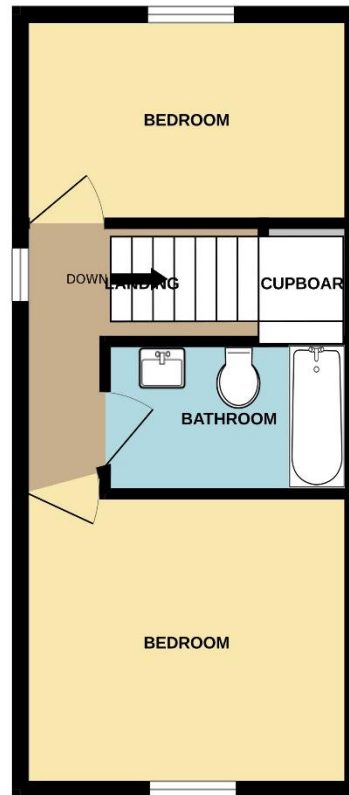
Entrance Hall	3' 0" x 2' 0" (0.91m x 0.61m)
Kitchen	11' 0" x 7' 0" (3.35m x 2.13m) Including cooker, hob, extractor hood and wall mounted gas fired boiler.
Sitting/Dining Room	15' 0" x 11' 0" (4.57m x 3.35m)
First Floor Landing	
Bedroom 1	11' 0" x 10' 0" (3.35m x 3.05m)
Bedroom 2	11' 0" x 7' 0" (3.35m x 2.13m) Airing cupboard.
Bathroom	8' 0" x 5' 0" (2.44m x 1.52m)
Outside	Enclosed rear garden. Side driveway.



GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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.

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