



GIBBINS RICHARDS 

17 Blackbrook Road, Taunton TA1 2UR

£215,000

GIBBINS RICHARDS 
Making home moves happen

A semi detached bungalow located in a quiet cul-de-sac on the eastern outskirts of Taunton. The accommodation consists of; hallway, sitting room, kitchen, conservatory, two bedrooms and a bathroom. Externally the property benefits from a west facing rear garden and driveway parking. AVAILABLE WITH NO ONWARD CHAIN.

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

This semi bungalow is conveniently located for Hankridge Farm retail park and the M5 motorway at junction 25 and only two miles from the town centre. The accommodation is in need of modernisation and is warmed by electric radiators throughout.

SEMI DETACHED BUNGALOW
WEST FACING REAR GARDEN
SIDE DRIVEWAY
ONE DOUBLE BEDROOM
ELECTRIC RADIATORS
CUL-DE-SAC POSITION
NO ONWARD CHAIN





Entrance Hall

Bedroom 2 11' 4" x 7' 2" (3.45m x 2.18m)

Sitting Room 12' 5" x 10' 4" (3.78m x 3.15m)

Bathroom 7' 7" x 4' 10" (2.31m x 1.47m)

Bedroom 1 11' 0" x 9' 8" (3.35m x 2.94m)

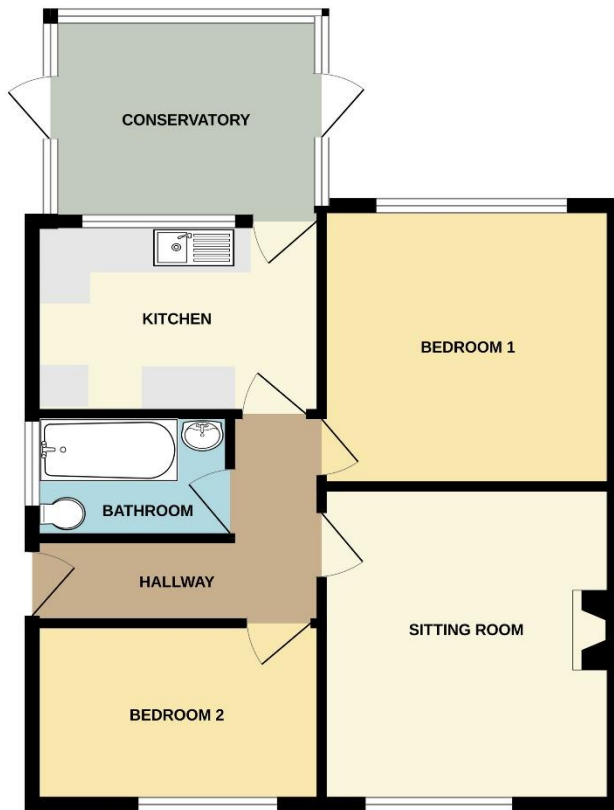
Kitchen 11' 4" x 7' 5" (3.45m x 2.26m)

Conservatory 10' 9" x 7' 11" (3.27m x 2.41m)

Outside West facing rear garden.
Side driveway.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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