



GIBBINS RICHARDS
Making home moves happen

2 Holway Road, Taunton TA1 2EY
£335,000

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A three bedroomed 1930's semi detached home situated on Holway Road, which is conveniently located for a range of amenities and the town centre. The spacious accommodation consists of; entrance hall, sitting room, dining room, family room, kitchen, utility and cloakroom. To the first floor there are three bedrooms and a shower room. Externally the property benefits from a south facing rear garden with patio area, driveway parking and garage. AVAILABLE WITH NO ONWARD CHAIN.

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

This 1930's family home boasts spacious and well maintained accommodation which benefits from a ground floor extension to the rear, creating a large dining/family room. Located along Holway Road, close to the Holway Avenue junction, the property is within walking distance of the town centre as well as primary and secondary school education and Richard Huish College. The property is warmed by gas central heating via a combination boiler and is fitted with double glazed windows.

SEMI DETACHED HOME
THREE BEDROOMS
EXTENDED GROUND FLOOR ACCOMMODATION
CLOAKROOM AND UTILITY/BOOT ROOM
SOUTH FACING REAR GARDEN
GARAGE AND DRIVEWAY PARKING
WALKING DISTANCE TO TOWN
GAS CENTRAL HEATING
NO ONWARD CHAIN





Storm Porch

Entrance Hall

Sitting Room 11' 0" x 10' 10" (3.35m x 3.30m) plus bay window

Dining Room 13' 0" x 10' 9" (3.96m x 3.27m)

Family Room 9' 3" x 7' 10" (2.82m x 2.39m)

Kitchen 10' 8" x 8' 4" (3.25m x 2.54m)

Utility/Boot Room 4' 9" x 6' 0" (1.45m x 1.83m)

Cloakroom 4' 8" x 2' 8" (1.42m x 0.81m)

First Floor Landing

Bedroom 1 11' 0" x 9' 6" (3.35m x 2.89m) Plus bay window 8' 3" x 3' 11" (2.51m x 1.19m). Built-in wardrobes.

Bedroom 2 12' 11" x 8' 10" (3.93m x 2.69m) Built-in wardrobes and combination boiler.

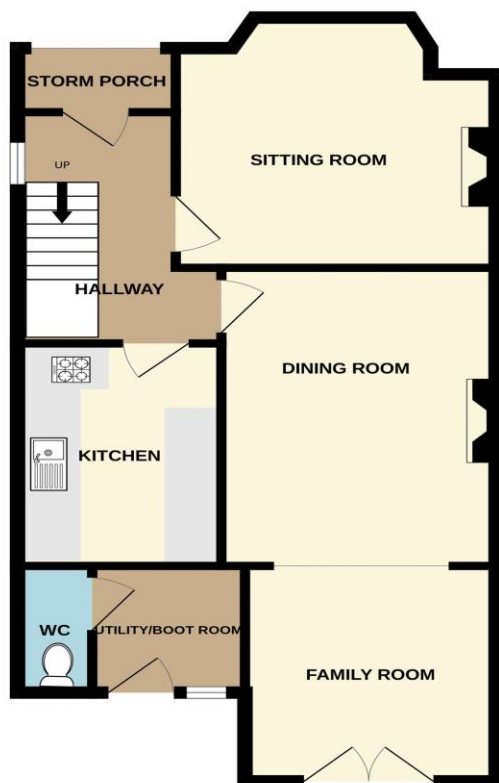
Bedroom 3 9' 6" x 8' 5" (2.89m x 2.56m)

Shower Room 7' 11" x 5' 10" (2.41m x 1.78m)

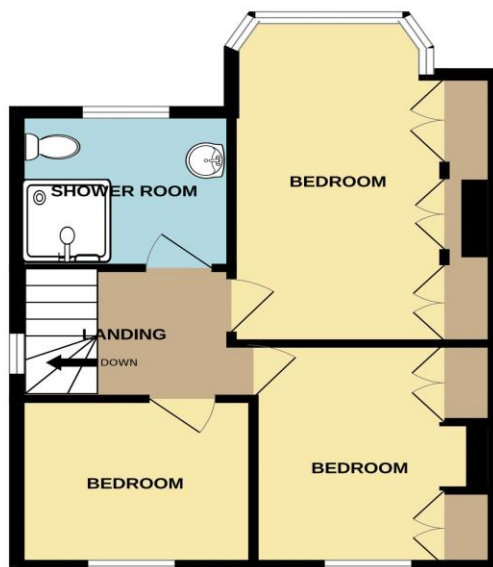
Outside Garage, driveway parking and south facing rear garden.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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