



29 Bilberry Grove, Taunton TA1 3XN

£350,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroomed detached family home situated in Dowslands, a popular residential area on the south eastern outskirts of Taunton. The well presented accommodation consists of: entrance hall, cloakroom, kitchen/breakfast room, sitting/dining room, four first floor bedrooms and a family bathroom. Externally the property benefits from a driveway, single garage and an enclosed rear garden.

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

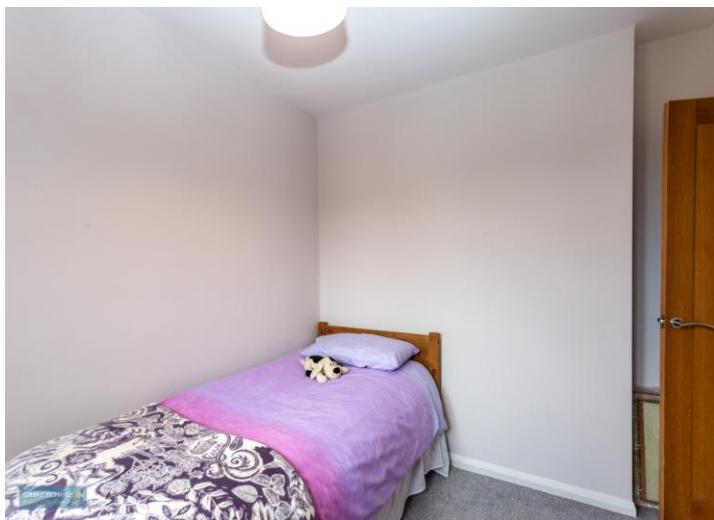
Bilberry Grove is located off Chestnut Drive in the sought after Dowsland area of Taunton. The property is situated within close distance of local amenities at Mountfields as well as primary and secondary schools. Taunton town centre has a large range of shopping and leisure facilities and is a short drive/bus ride away. Easy access is gained at junction 25 of the M5 motorway and Taunton itself has a mainline railway station.

- DETACHED HOME
- FOUR BEDROOMS
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- SINGLE GARAGE & DRIVEWAY
- CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- WELL PRESENTED ACCOMMODATION
- CLOSE TO AMENITIES

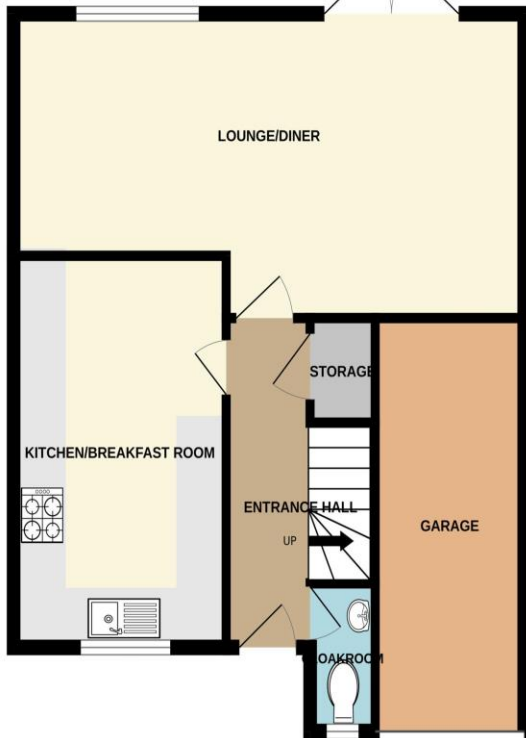




Entrance Hallway	Leading to stairs.
Kitchen	15' 4" x 8' 8" (4.67m x 2.64m) Modern kitchen with built in appliances.
Sitting/dinning room	21' 10" Max x 12' 0" Max (6.65m x 3.65m) French doors leading to the garden.
Cloakroom	
First Floor Landing	Airing cupboard and loft access.
Bedroom 1	11' 6" Max x 11' 0" Max (3.50m x 3.35m) Sharps Fitted wardrobe.
Bedroom 2	10' 7" x 8' 5" (3.22m x 2.56m)
Bedroom 3	9' 6" Max x 7' 5" Max (2.89m x 2.26m)
Bedroom 4	8' 0" x 6' 11" (2.44m x 2.11m)
Family Bathroom	
Outside	A south facing rear garden laid to lawn with a patio. Single garage and driveway parking.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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