



Limmeridge, Sherford Road, Taunton TA1 3RA
£250,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed mid terrace home located in a sought after area within easy reach of Vivary Park and the town centre. The accommodation consists of; entrance hall, sitting room, dining room, kitchen, three bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden, single garage with parking in front. AVAILABLE WITH NO ONWARD CHAIN.

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

The property is located in a desirable area, just a short walk away from the scenic Vivary Park, which leads directly to the town centre. Additionally there are numerous countryside walks right on the doorstep, well regarded schools such as Queens College and Castle secondary school area also within easy reach. The home is heated by storage heaters and would benefit from some cosmetic improvements.

TERRACE HOME
THREE BEDROOMS
ELECTRIC STORAGE HEATERS
WALKING DISTANCE TO TOWN
COUNTRYSIDE WALKS ON THE DOORSTEP
CLOSE TO VIVARY PARK
GARAGE WITH PARKING IN FRONT
NO ONWARD CHAIN

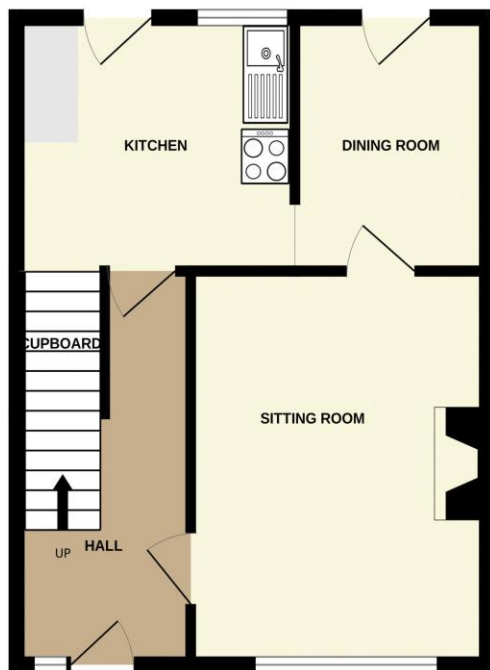




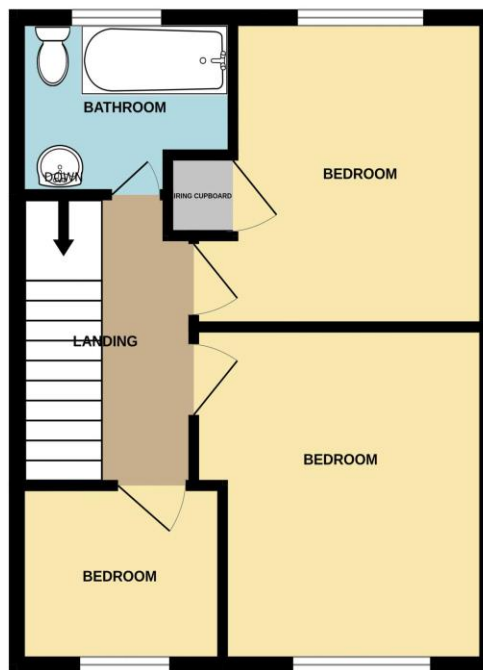
Entrance Hall	Stairs leading to the first floor.
Sitting Room	13' 10" x 10' 10" (4.21m x 3.30m)
Dining Room	8' 10" x 7' 0" (2.69m x 2.13m)
Kitchen	10' 3" x 8' 11" (3.12m x 2.72m)
First Floor Landing	Access to loft space.
Bedroom 1	11' 11" x 9' 10" (3.63m x 2.99m) maximum.
Bedroom 2	10' 11" x 9' 4" (3.32m x 2.84m)
Bedroom 3	7' 6" x 6' 4" (2.28m x 1.93m)
Bathroom	7' 11" x 6' 2" (2.41m x 1.88m)
Outside	17' 1" x 8' 6" (5.20m x 2.59m) Enclosed rear garden with rear pedestrian gate. A garage 17' 1" x 8' 6" (5.20m x 2.59m) nearby with parking in front.



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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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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