



GIBBINS RICHARDS 
Making home moves happen

6 Kilve Crescent, Taunton TA2 7LT
£265,000

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A three bedroomed semi detached home located in north Taunton. The property consists of entrance porch, hallway, kitchen, dining room, sitting room, rear porch and cloakroom. To the first floor there are three bedrooms and a bathroom. Externally the property benefits from a larger than average rear garden and driveway parking for several cars.

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

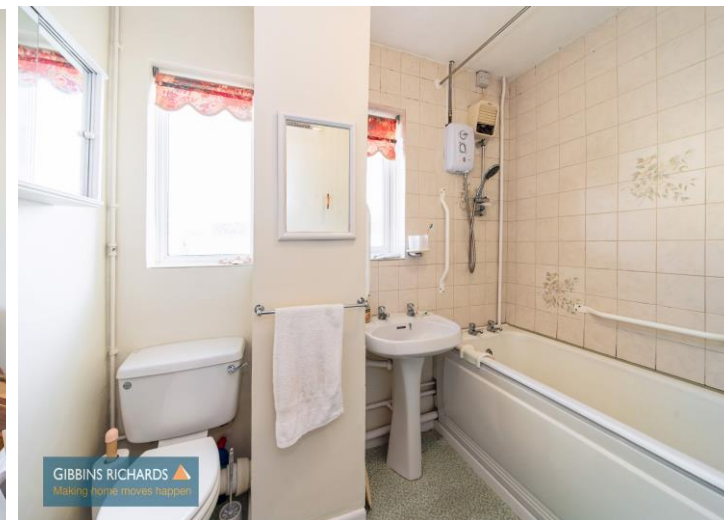
This older style semi detached home boasts generous sized accommodation including two reception rooms, kitchen, three bedrooms, bathroom and cloakroom. The property has scope to be extended (subject to planning consents) over the existing single storey section to the side or rear. The property is warmed by gas central heating and benefits from double glazing. The side access leads through to a large rear garden. Local facilities are within easy reach, whilst a regular bus service operates into the town centre itself.

SEMI DETACHED HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
LARGER THAN AVERAGE REAR GARDEN
DRIVEWAY PARKING FOR SEVERAL CARS
GAS CENTRAL HEATING
DOUBLE GLAZING
EASY ACCESS TO LOCAL FACILITIES

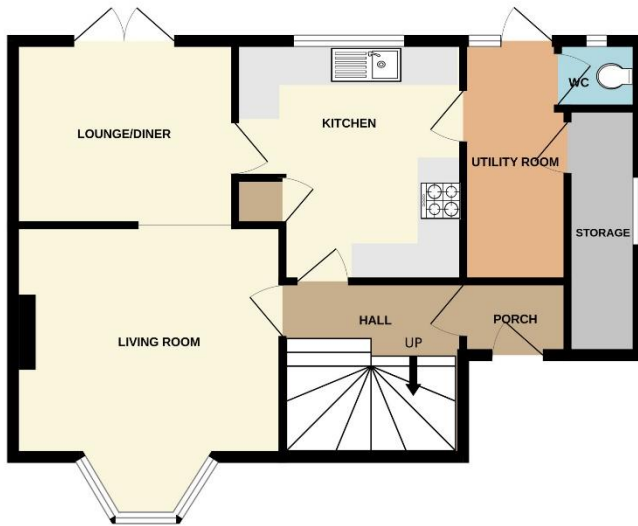




Entrance Porch	4' 4" x 3' 6" (1.32m x 1.07m)
Hallway	Stairs to first floor.
Kitchen	11' 9" x 11' 1" (3.58m x 3.38m)
Dining Room	10' 11" x 9' 1" (3.32m x 2.77m)
Sitting Room	11' 11" x 11' 5" (3.63m x 3.48m)
Rear Porch	9' 9" x 4' 6" (2.97m x 1.37m)
Cloakroom	
First Floor Landing	Access to loft space.
Bedroom 1	11' 5" x 10' 11" (3.48m x 3.32m)
Bedroom 2	12' 0" x 11' 3" (3.65m x 3.43m) plus recesses.
Bedroom 3	9' 1" x 8' 5" (2.77m x 2.56m)
Bathroom	8' 4" x 5' 6" (2.54m x 1.68m)
Outside	Driveway parking for several cars. Larger than average rear garden.

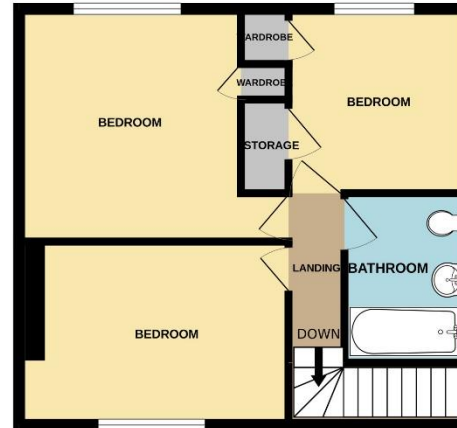


GROUND FLOOR



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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1ST FLOOR



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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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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