



GIBBINS RICHARDS
Sales & Lettings

40 Bridgwater Road, Taunton TA1 2DY
£340,000

GIBBINS RICHARDS 
Making home moves happen

This three bedroomed 1930's semi detached home is ideally located just to the east of Taunton's town centre, offering easy access to local amenities. The property boasts a spacious and adaptable layout comprising of; entrance porch, hallway, sitting room with archway to the dining room, kitchen and cloakroom. To the first floor are three good sized bedrooms and a four piece bathroom suite. Externally the home features a large enclosed rear garden, garage and generous off road parking.

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

Located on Bridgwater Road, on the east side of Taunton, this impressive 1930's home offers excellent convenience for the town centre and easy access to the M5 motorway at junction 25. A variety of local amenities and Hamilton Road park are also nearby. The property provides generous and flexible living space throughout, making it an ideal family home.

1930'S SEMI DETACHED HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
MODERN FOUR PIECE BATHROOM SUITE
CLOAKROOM
GARAGE AND LARGE ENCLOSED REAR GARDEN
AMPLE OFF ROAD PARKING
SPACIOUS AND WELL PRESENTED ACCOMMODATION
CLOSE TO AMENITIES





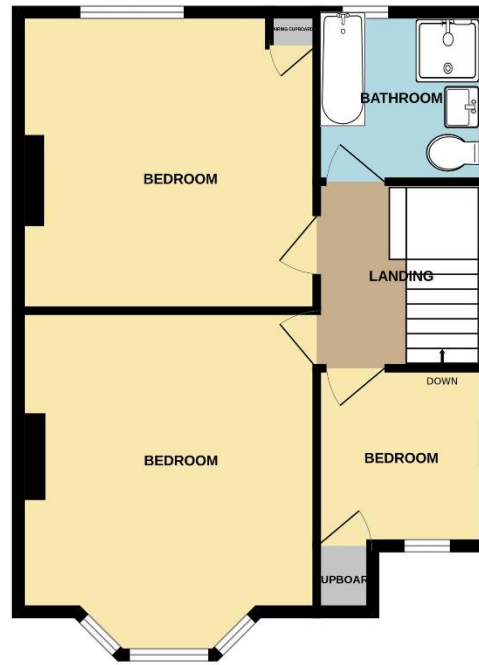
Entrance Porch	7' 6" x 2' 8" (2.28m x 0.81m)
Hallway	Stairs to first room.
Sitting Room	13' 3" x 12' 9" (4.04m x 3.88m) Bay window. Archway to;
Dining Room	14' 5" x 11' 7" (4.39m x 3.53m) maximum. Doors opening to the rear garden.
Kitchen	11' 2" x 10' 2" (3.40m x 3.10m)
Cloakroom	4' 3" x 3' 4" (1.29m x 1.02m)
First Floor Landing	
Bedroom 1	14' 9" x 13' 11" (4.49m x 4.24m) maximum. Bay window.
Bedroom 2	13' 11" x 13' 1" (4.24m x 3.98m) maximum. Cupboard housing the gas fired boiler.
Bedroom 3	9' 0" x 8' 0" (2.74m x 2.44m) Eaves storage cupboard.
Bathroom	8' 0" x 7' 10" (2.44m x 2.39m) Four piece suite.
Outside	Ample off road parking. Garage 20' 6" x 13' 3" (6.24m x 4.04m) with electric door. Large enclosed rear garden.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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.



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