



97 Thames Drive, Taunton TA1 2TE
£245,000

GIBBINS RICHARDS 
Making home moves happen

A tucked away three bedroomed property forming part of a cul-de-sac on a popular development in Blackbrook to the south east of Taunton's town centre. The property has a conservatory to the rear, a west facing garden, as well as a garage and a front porch extension. An early viewing is highly recommended.

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

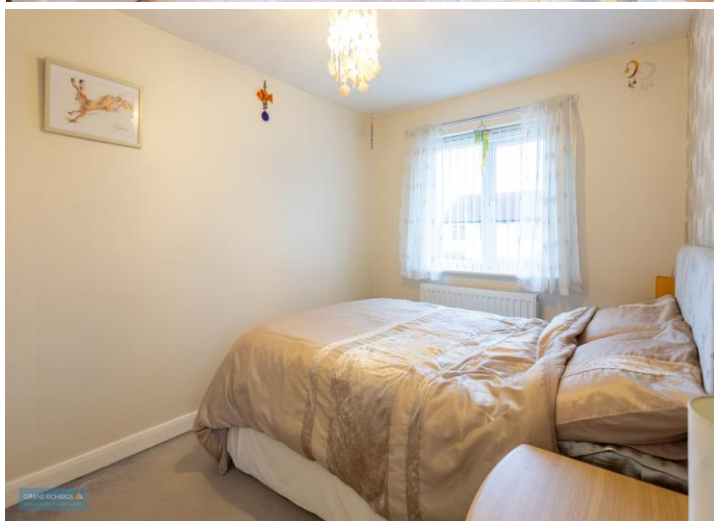
Accessed via a gravelled front garden, the front entrance porch is a double glazed extension and then leads to a sitting room and kitchen/diner at the rear with a conservatory beyond that, overlooking the garden. To the first floor there are two double bedrooms and a box room as well as a family bathroom. The property is further augmented by a west facing garden and a garage with pedestrian door to the front of the property with a parking space in front. There is gas central heating and double glazing throughout.

ATTRACTIVELY PRICED THREE BEDROOM SEMI DETACHED HOME
EXTENSION TO THE FRONT AND REAR
GARAGE AND PARKING
WEST FACING GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING
CONSERVATORY
VIEWING HIGHLY RECOMMENDED
CUL-DE-SAC POSITION

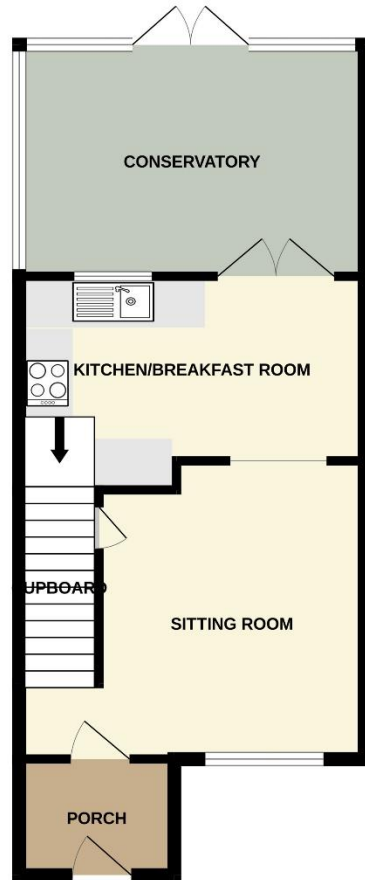




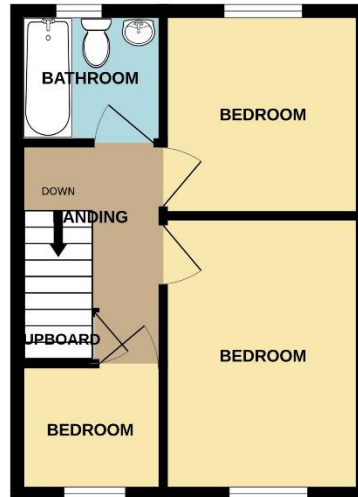
Entrance Porch	6' 9" x 4' 9" (2.06m x 1.45m)
Sitting Room	14' 6" x 12' 7" (4.42m x 3.83m) including the staircase.
Kitchen/Breakfast Room	14' 5" x 9' 3" (4.39m x 2.82m) Double doors leading to;
Conservatory	13' 0" x 9' 7" (3.96m x 2.92m)
First Floor Landing	Airing cupboard containing the gas central heating boiler (approximately three years old).
Bedroom 1	11' 7" x 8' 1" (3.53m x 2.46m)
Bedroom 2	8' 8" x 7' 8" (2.64m x 2.34m)
Bedroom 3	6' 1" x 5' 4" (1.85m x 1.62m)
Bathroom	
Outside	Front gravel garden. Single garage with metal up and over door and parking to the front. West facing rear garden.



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.
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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