



GIBBINS RICHARDS  
**FOR SALE**  
01823 332828  
Making home moves happen

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7 Barlinch Close, Taunton TA2 7HL  
**£240,000**

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Three bedroomed terrace home located at the end of a quiet cul-de-sac in north Taunton. The accommodation consists of; entrance hall, sitting room, kitchen, dining room, three first floor bedrooms and a family bathroom. Externally the property benefits from off road parking for two vehicles, enclosed rear garden and brick built storage shed.

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

This former ex local authority home provides well proportioned accommodation which benefits from gas central heating and double glazing throughout. The property is located in a no through road and enjoys a pleasant aspect over looking school fields. Priorswood offers a good range of day to day amenities, whilst the town centre is less than two miles distant.

TERRACE HOME  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
PARKING FOR TWO CARS  
ENCLOSED REAR GARDEN  
OPEN ASPECT  
GAS CENTRAL HEATING  
CLOSE TO AMENITIES







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## Entrance Hall

Sitting Room 12' 9" x 11' 4" (3.88m x 3.45m) maximum. Plus bay window.

Kitchen 9' 9" x 8' 0" (2.97m x 2.44m) Door opening to the rear garden.

Dining Room 9' 3" x 9' 4" (2.82m x 2.84m)

## First Floor Landing

Bedroom 1 13' 1" x 10' 8" (3.98m x 3.25m)

Bedroom 2 11' 6" x 9' 5" (3.50m x 2.87m)

Bedroom 3 8' 9" x 7' 7" (2.66m x 2.31m) maximum. Over stairs storage cupboard.

Bathroom 7' 9" x 5' 4" (2.36m x 1.62m) Cupboard containing the gas fired boiler.

Garden Garden with side access and brick built storage shed.



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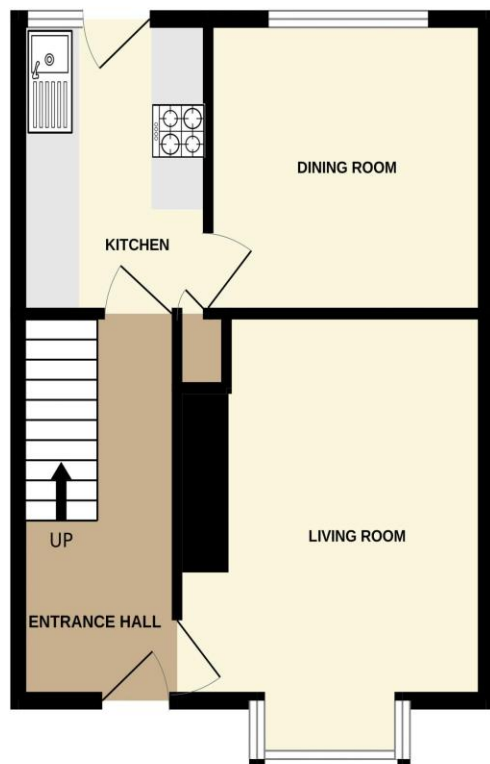


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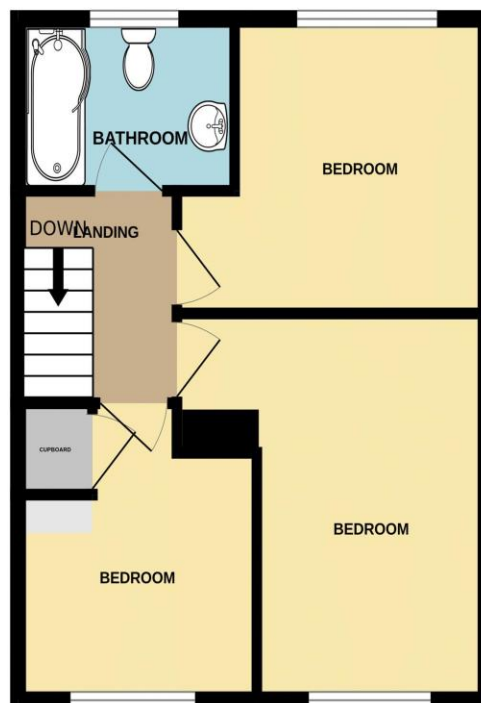


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GROUND FLOOR



1ST 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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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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