



GIBBINS RICHARDS 
Estate Agents

51 Dowell Close, Taunton TA2 6AU

£259,000

GIBBINS RICHARDS 
Making home moves happen

This three-bedroom end-of-terrace home is situated on a spacious corner plot. The property features an entrance hall, kitchen/diner, sitting room, cloakroom, three bedrooms on the first floor, and a shower room. Outside, there is a single garage, parking space, and a large plot that offers potential for extension, subject to the required planning permissions.

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

The property is located in a pleasant 'tucked away' pedestrianised position on the Staplegrove Park area of the town within easy access to nearby facilities in Bindon Road including a shopping parade and primary school. There is a Park & Ride service into the town centre which is less than 2 miles distant and boasts a wide range of shopping and leisure facilities.

THREE BEDROOMED END OF TERRACE HOME
LARGE CORNER PLOT GARDENS
GARAGE AND PARKING
KITCHEN/DINER
GAS CENTRAL HEATING
DOUBLE GLAZING
POTENTIAL TO EXTEND (SUBJECT TO NECESSARY CONSENTS)





GIBBINS RICHARDS
Making the most of your home

Entrance Hall	Stairs to first floor.
Sitting Room	17' 6" x 10' 3" (5.33m x 3.12m) Doors opening to the rear garden.
Kitchen/Diner	17' 6" x 9' 3" (5.33m x 2.82m)
Cloakroom	3' 7" x 3' 1" (1.09m x 0.94m)
First Floor Landing	
Bedroom 1	12' 5" x 11' 7" (3.78m x 3.53m)
Bedroom 2	10' 2" x 9' 8" (3.10m x 2.94m)
Bedroom 3	7' 7" x 7' 2" (2.31m x 2.18m)
Shower Room	7' 1" x 5' 5" (2.16m x 1.65m)
Outside	Large corner plot front and side gardens, garage with light, power, electric door and parking in front. Large enclosed rear garden.



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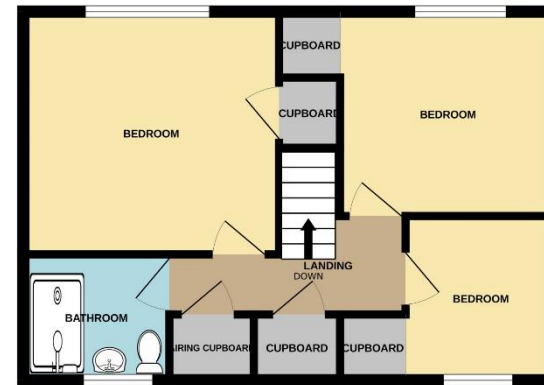
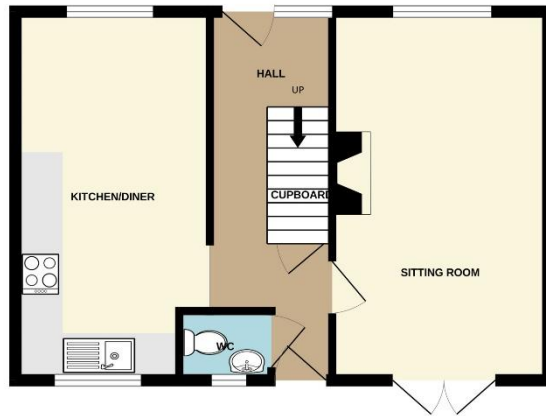


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GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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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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