



55 Charles Crescent, TAUNTON, TA1 2XP
Offers in Excess of £130,000

GIBBINS RICHARDS 
Making home moves happen

A well presented and affordable semi-detached ex-local authority home. Gas centrally heated accommodation includes: Hall, lounge, dining Room, modern kitchen, 3 bedrooms, modern bathroom with separate shower. Off road parking and enclosed rear garden.

THE PROPERTY

This semi detached ex-local authority home offers well modernised accommodation which includes re-fitted kitchen, bathroom and replacement double glazing. The property is situated in a convenient location within close proximity to local store. A regular bus shuttle service operates into the town centre which is under two miles distant and boasts a wide and comprehensive range of shopping and leisure facilities. For the commuter the property is handily placed being within easy access of the M5 motorway at junction 25.

uPVC double glazed entrance door to :

Living Room 14' 6" x 12' 0 (4.42m x 3.65m) fireplace surround with gas point and tall radiator. TV and telephone points, radiator, uPVC double glazed doors to rear garden, archway to:

Dining Room 8' 10" x 8' 5 (2.69m x 2.56m) with radiator and uPVC double glazed rear aspect window, laminate flooring.

Kitchen 12' 2" x 8' 5 (3.71m x 2.56m) (plus door recess) re-fitted with an attractive range of maple effect floor and wall cupboard units with granite effect rolled edge working surfaces, one and a half bowl single drainer sink unit, plumbing for both dishwasher and washing machine, under stairs storage with gas fired boiler, built-in electric oven, gas hob with flip out extractor hood over, tiled floor, radiator, dual aspect double glazed windows.

First Floor Landing with access to roof space, airing cupboard.

Bedroom 1 11' 9" x 10' 3 (3.58m x 3.12m) fitted storage cupboard, double radiator, double glazed window.

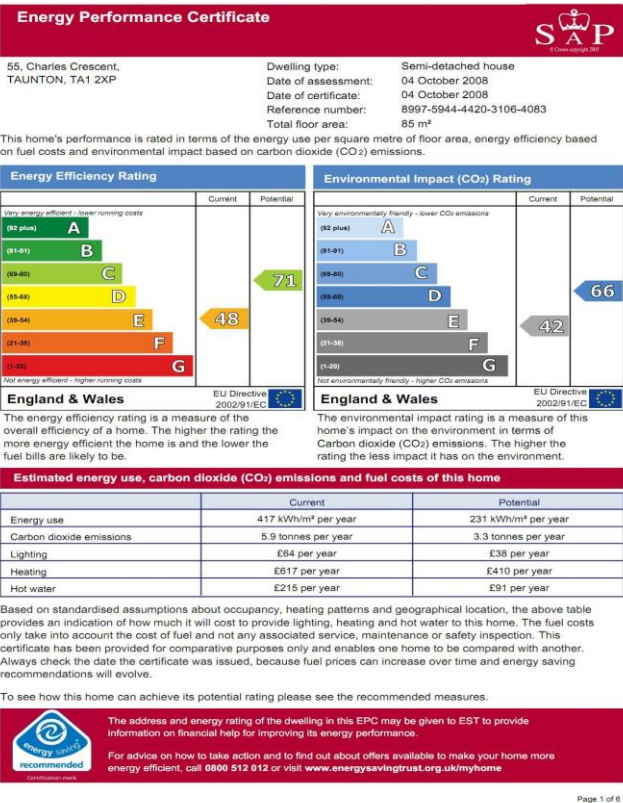
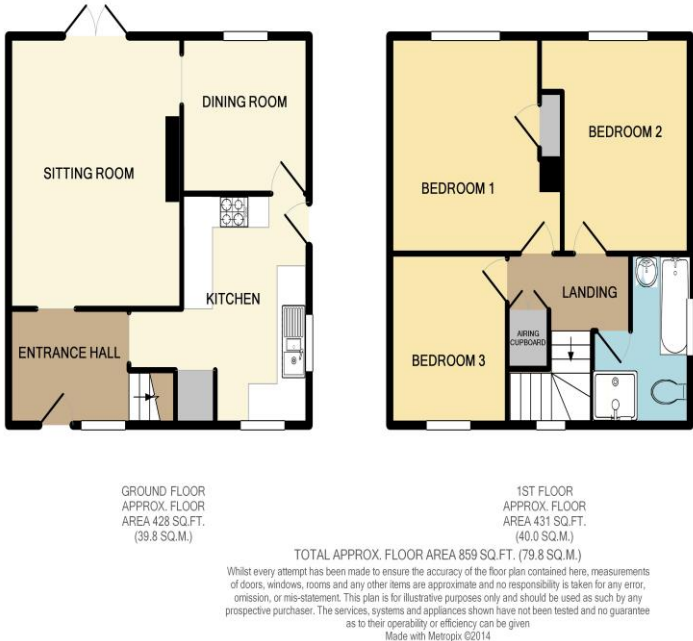
Bedroom 2 12' 1" x 9' 0 (3.68m x 2.74m) with radiator, double glazed window and laminate flooring.

Bedroom 3 9' 0" x 8' 0 (2.74m x 2.44m) radiator, double glazed window.

Bathroom re-fitted suite comprising whirlpool bath, shower cubicle with electric shower unit, pedestal wash hand basin, low flush wc, radiator, tiled flooring.

Outside Off road parking for up to vehicles. Side access leads to the rear garden and comprises a semi enclosed raised decking area with steps leading down to lawn and enclosed courtyard, garden lighting, power, bordering shrubs, fence work. Useful brick built work shed with power.

Directions Proceed out of town along Lisieux Way turning right at the last set of traffic lights and immediately left onto Hamilton Road. Follow the road round and at the next set of traffic lights bear round to the left to Bridgwater Road and right into Orchard Way. Follow the road to the very end bearing round to the right where the property will be found on the right hand side.



The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.

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.

