



51 Priory Park, Taunton, TA1 1PX  
£157,500

**GIBBINS RICHARDS**   
Making home moves happen



**INTERNAL VIEWING STRONGLY ADVISED! A superbly presented and well refurbished modern home within easy reach of the town centre. Hall, cloakroom, re-fitted quality kitchen and bathroom, 2 double bedrooms, low maintenance rear garden and off road parking. IDEAL INVESTMENT OR FIRST TIME PURCHASE. Energy rating : C-78**

**THE PROPERTY**

This modern terrace home provides superbly presented accommodation which includes re-fitted kitchen, re-fitted bathroom with over head shower and the accommodation is complimented by gas central heating and double glazing. The property is situated in a popular development within easy reach of the town centre and River Tone. For the commuter the M5 motorway at junction 25 is easily accessible.

Entrance door opening to :

**Entrance hall** with radiator, Karndean flooring, telephone point, stairs to first floor.

**Cloakroom** with close coupled wc, pedestal wash hand basin, obscure double glazed window. Radiator.

**Kitchen** 10' 0" x 5' 10" (3.05m x 1.78m) the kitchen has been re-fitted with a quality range of Howdens floor and eye level wall cupboard units with granite effect work surfaces with stainless steel oven and hob with extractor hood over, single drainer sink unit, space for fridge freezer unit, plumbing for automatic washing machine, tiled flooring.

**Lounge/Dining room** 15' 3" x 13' 1" reducing to 9'9" in parts (4.64m x 3.98m) with large understairs storage cupboard, tv and telephone points, two radiator, Karndean flooring and double glazed French doors to the rear garden.

**First Floor Landing** with access to roof space which is partially boarded with light.

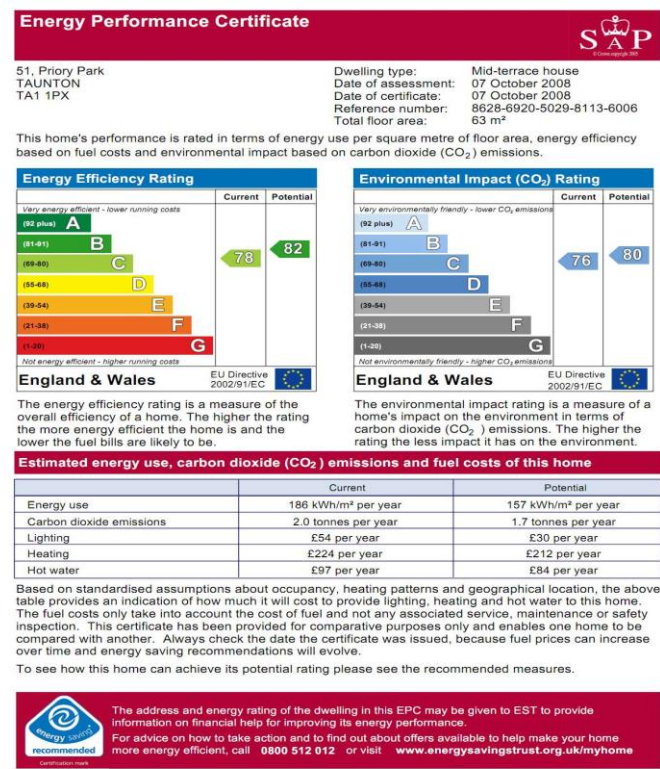
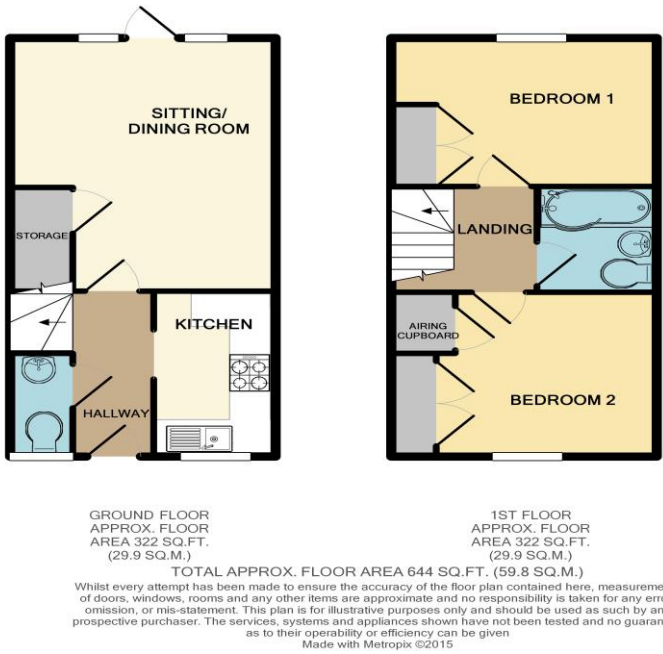
**Bedroom 1** 11' 0" x 9' 9" (3.35m x 2.97m) plus built-in double wardrobe and airing cupboard with lagged tank and immersion heater, radiator, telephone point, tv point, double glazed window to front aspect.

**Bedroom 2** 13' 2" reducing to 10'10" x 9' 0" (4.01m x 2.74m) with built-in double wardrobe unit, tv point, radiator, double glazed window to rear aspect.

**Bathroom** Re-fitted suite with P shaped panelled bath with Mira shower unit over, vanity wash hand basin with close coupled wc, radiator, extractor fan and Karndean flooring.

**Outside** To the rear of the property there is a south facing fully enclosed garden with gravelled and decked patio areas, outside tap, brick built BBQ, rear pedestrian gate allowing access to a dedicated parking space.

**Directions** Proceed out of Taunton town centre along East Reach and heading onto the dual carriageway. At the rounabout bear left and proceed along Priory Bridge Road, turn right just past the Viridor building through a temporary car park into Priory Park. Follow the road round to the left where the property will be found on the right hand side and will be identified by a 'For Sale' board.



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

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availability of any property and make an appointment to view before embarking on any journey to see a property.

