



5 Richmond Park, Bishops Hull, Taunton TA1 5LL
£239,950

GIBBINS RICHARDS 
Making home moves happen

AVAILABLE WITH NO ONWARD CHAIN! A detached bungalow occupying a cul-de-sac position with generous size rear garden. Gas centrally heated accommodation consists of Hall, living room, kitchen/dining room, 3 bedrooms, bathroom, garage and driveway. EASY ACCESS TO MUSGROVE PARK HOSPITAL AND SOMERSET COLLEGE.

THE PROPERTY

This detached bungalow benefits from no onward chain and provides generous size accommodation which includes two reception rooms, three bedrooms as well as a generous size rear garden which is not overlooked. The property enjoys a convenient position being within easy access to Musgrove Park Hospital and Tesco supermarket. The town centre which is served by a nearby bus service which is just over one mile away.

Double glazed entrance door to:

Entrance hall radiator, airing cupboard, storage cupboard and access to loft space.

Living Room 12' 5" x 12' 0" (3.78m x 3.65m) with recessed fireplace containing the wood burning stove, radiator, double glazed window to front aspect.

Kitchen/Dining Room 16' 0" x 8' 0" (4.87m x 2.44m) with built-in electric oven with ceramic hob and extractor hood, fitted floor and wall cupboard units, built-in fridge freezer unit, pantry cupboard, plumbing for washing machine, double glazed window to rear aspect and double glazed door to rear garden. Within the dining area is a radiator and double glazed window.

Bedroom 1 13' 0" x 8' 0" (3.96m x 2.44m) radiator and double glazed window to front aspect.

Bedroom 2 11' 0" x 8' 0" (3.35m x 2.44m) radiator and double glazed window to rear aspect.

Bedroom 3 9' 8" x 7' 5" (2.94m x 2.26m) radiator and double glazed window.

Bathroom modern white suite comprising panelled bath with electric shower unit and screen, pedestal wash hand basin, close coupled wc, radiator and double glazed frosted window.

Outside Mainly lawned front garden with driveway creating off road parking and further driveway to GARAGE 14'7 x 8'2 with personal door to rear garden. The rear garden is of a generous size comprising a substantial lawn, courtyard patio and storage shed.

Directions From Taunton town centre proceed in a westerly direction along Wellington Road passing Somerset College. Turn right at the traffic lights into Mountway Road and immediately right along side the cemetery into Mountway Lane. Turn left shortly into Richmond Park where the property will be found half way along on the right hand side clearly identified by a 'For Sale' board.



TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015

Energy Performance Certificate

5, Richmond Park,
Bishops Hull,
TAUNTON,
TA1 5LL

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Detached bungalow
07 September 2010
07 September 2010
0378-2893-6613-9600-7071
RdSAP, existing dwelling
65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lowest running costs

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(49-54)

E

(45-48)

F

(39-44)

G

Not energy efficient - higher running costs

Current

Potential

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(49-54)

E

(45-48)

F

(39-44)

G

Not environmentally friendly - higher CO₂ emissions

Current

Potential

England & Wales

EU Directive
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	287 kWh/m² per year	274 kWh/m² per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£51 per year	£34 per year
Heating	£499 per year	£486 per year
Hot water	£104 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

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.

50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk