



58 Grove Gate, Staplegrove, Taunton TA2 6DF
£245,000

GIBBINS RICHARDS 
Making home moves happen

NO ONWARD CHAIN! A superbly presented detached executive home in small cul de sac. Hall, cloakroom, living room, superb kitchen/dining room, 4 bedrooms including en-suite shower room. Above average garden, side drive and garage. INTERNAL VIEWING HIGHLY RECOMMENDED. Energy rating : B-81

THE PROPERTY

This detached executive style home was built by Crest Nicholson Homes less than 4 years ago and therefore benefits from the residue of a 10 year NHBC warranty. The accommodation is in superb order throughout and includes many attractive features including a stylish kitchen with integrated appliances and upgraded sanitary ware. There is a larger than average and fully enclosed rear garden as well as a side driveway and garage. The property is located in a convenient location with access to a nearby park and ride service. Local facilities are located in Bindon Road which includes a popular primary school whilst Staplegrove village contains a post office/general stores where there are delightful walks towards the picturesque Quantock Hills.

DETACHED EXECUTIVE HOME

EXCELLENT ORDER THROUGHOUT

4 BEDROOMS

EN-SUITE SHOWER ROOM

SIDE DRIVE AND GARAGE

CUL DE SAC LOCATION

NO ONWARD CHAIN



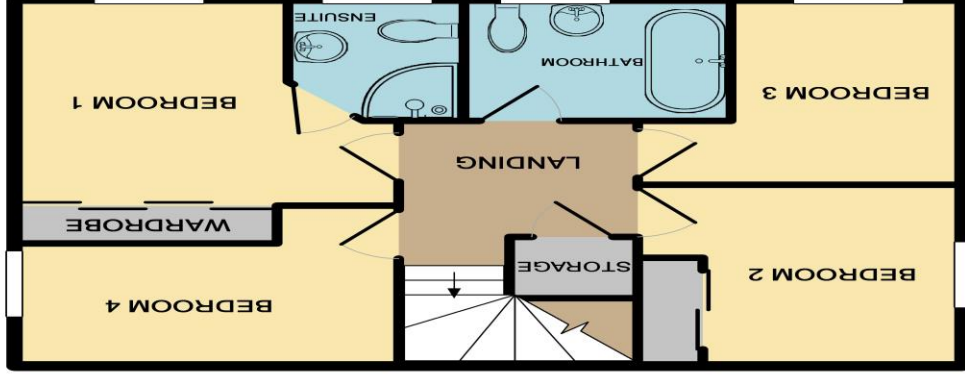


Entrance hall	
Cloakroom	
Living Room	18' 6" x 11' 8" (5.63m x 3.55m)
Kitchen/Dining room	18' 6" x 9' 9" (5.63m x 2.97m)
First Floor Landing	
Bedroom 1	11' 9" x 9' 4" reducing to 8' 5" (3.58m x 2.84m)
En-suite shower room	
Bedroom 2	9' 9" x 8' 10" reducing to 7' 8" wide (2.97m x 2.69m)
Bedroom 3	11' 9" x 6' 8" extending to 8' 10" into door recess (3.58m x 2.03m)
Bedroom 4	9' 4" x 7' 0" plus door recess (2.84m x 2.13m)
Bathroom	Three piece suite with overhead shower
Outside	The rear garden is fully enclosed and attractively laid out with patio, lawn and raised deck to include an 8' x 6' timber shed.
Attached Garage	17' x 5" x 8'6" (5.30m x 2.59m)



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.

1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 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
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GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)

