



6 Overlands, North Curry, Taunton TA3 6JL  
Offers in the Region Of £250,000

GIBBINS RICHARDS   
Making home moves happen

A well maintained semi-detached village home with attached annex room and conservatory addition. Accommodation includes: Hall, living/dining room, re-fitted kitchen, utility, 4th bedroom/office, shower room, 3 first floor bedrooms and bathroom, attractive garden and off road parking. Energy Rating D-61

**THE PROPERTY**

This well presented semi detached home benefits from a clever garage conversion which creates an additional bedroom with en-suite shower room. The accommodation has been further enhanced in recent years including a refitted kitchen, utility room and a double glazed conservatory addition. The property is located in a sought after village which offers amenities to include post office/general stores, village hall, pub, church, primary school, medical centre, coffee shop, sports ground and hair salon. Taunton town centre is approximately 8 miles distant and boasts M5 and intercity railway access whilst the property is within comfortable access of the A303.

- POPULAR EAST SIDE VILLAGE
- EXTENDED ACCOMMODATION
- ATTACHED ANNEX/STUDIO WITH SHOWER ROOM
- CONSERVATORY
- 3 BEDROOMS
- PRIVATE GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN





Hall	
Living/Dining Room	21' 5" x 12' 5" (6.52m x 3.78m) reducing to 8' 1" (2.46m)
Conservatory	13' 0" x 10' 0" (3.96m x 3.05m) with glass roof
Kitchen	9' 8" x 7' 6" (2.94m x 2.28m) refitted with a gas range oven. Archway to:
Utility room	8' 2" x 7' 6" (2.49m x 2.28m)
Bedroom 4/Office	17' 2" (5.23m) reducing to 12' 0" x 8' 3" (3.65m x 2.51m)
En-suite Shower Room	5' 0" x 5' 0" (1.52m x 1.52m) Saniflow wc and shower cubicle
First Floor Landing	containing boiler cupboard with combination gas fired boiler.
Bedroom 1	12' 5" x 9' 10" (3.78m x 2.99m)
Bedroom 2	9' 8" x 8' 0" (2.94m x 2.44m)
Bedroom 3	7' 5" x 6' 8" (2.26m x 2.03m)
Bathroom	5' 9" x 5' 5" (1.75m x 1.65m)
Outside	Driveway to front. Side access to fully enclosed rear garden 44' x 28' (approx)





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.

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 ©2016

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 681 SQ.FT.  
 (63.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 346 SQ.FT.  
 (32.1 SQ.M.)

