



61 Deane Drive, Taunton TA1 5PP
£249,950

GIBBINS RICHARDS 
Making home moves happen

Rarely available! A spacious 1970's built detached 3 bedroom house with a secluded, south facing rear garden and occupying a choice cul-de-sac position. Cloakroom. Refitted bathroom. Garage. Energy Rating: D-65

THE PROPERTY

This extremely well presented uPVC double glazed house has gas fired central heating (boiler replaced in 2006) and cavity wall insulation whilst other improvements include re-fitting of the cloakroom and bathroom. The secluded south facing rear garden is a real delight and to the front there is vehicle hardstanding for three cars and a single garage. Deane Drive is a sought after and established residential area on the south western outskirts of Taunton, the town centre being approximately two miles distant. Musgrove Park Hospital, Castle secondary school and Bishop Henderson primary school are all within a mile whilst local shops/facilities are also closeby.

TASTEFULLY PRESENTED DETACHED HOME
3 GOOD SIZE BEDROOMS
DOWNSTAIRS CLOAKROOM
REFITTED FIRST FLOOR BATHROOM
LOVELY REAR GARDEN
SINGLE GARAGE
CUL-DE-SAC POSITION
BE QUICK TO VIEW!





Front Entrance Vestibule

Entrance Hall stairs to first floor

Cloakroom re-fitted white suite

Kitchen 9' 10" reducing to 7' 5" x 11' 7" (2.99m x 3.53m)

Side Passage Way 15' 0" x 6' 0" reducing to 3' (4.57m x 1.83m)

Lounge/Dining Room 22' 0" x 12' 5" (6.70m x 3.78m) opening to :

Conservatory 11' 0" x 8' 2" (3.35m x 2.49m) single glazed. Tiled floor.

First Floor Landing

Bedroom 1 13' 4" x 11' 4" (4.06m x 3.45m) quality fitted wardrobes and other furniture

Bedroom 2 10' 0" (to front of wardrobes) x 8' 2" (3.05m x 2.49m)

Bedroom 3 11' 9" x 9' 7" reducing to 7' 7" (3.58m x 2.92m) fitted desk

Bathroom re-fitted white suite.

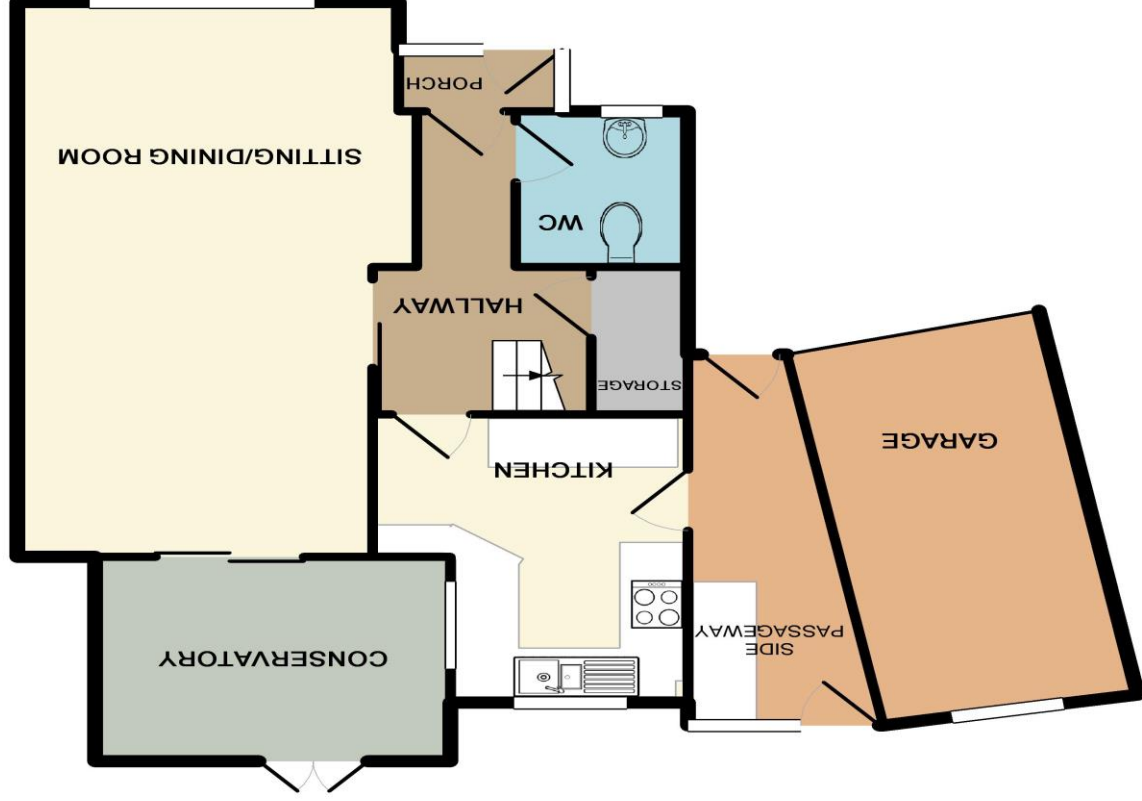
Outside vehicle hardstanding for three cars. Single GARAGE 16' 10" x 8' 6" (5.13m x 2.59m). Delightful south facing and beautifully planted rear garden extending to side.



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
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GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

