



3 Goldings Mountway Lane, Taunton, Bishops Hull, TA1 5GA  
£196,500

**GIBBINS RICHARDS**   
Making home moves happen

A modern and very well presented semi-detached bungalow in cul de sac position. Easy to maintain accommodation includes: Hall, living/dining room, kitchen with built in appliances, 2 bedrooms, bathroom, side driveway and low maintenance garden. **EARLY VIEWING STRONGLY ADVISED. Energy rating : B-81**

#### THE PROPERTY

This semi detached modern bungalow was constructed approximately three years ago and forms part of a small development of properties located towards the end of a cul-de-sac. The property is conveniently located being within walking distance to Musgrove Park hospital whilst a nearby park and ride service runs into the town centre.

WELL PRESENTED BUNGALOW

EASY ACCESS TO MUSGROVE PARK HOSPITAL

KITCHEN WITH BUILT IN APPLIANCES

2 BEDROOMS

BATHROOM

LOW MAINTENANCE GARDEN

OFF ROAD PARKING

GAS CENTRAL HEATING

Hall	
Living Room	18' 7" x 11' 5" (5.66m x 3.48m) opening to :
Kitchen	9' 8" x 8' 2" (2.94m x 2.49m) with fitted three piece suite
Bathroom	12' 5" x 9' 2" (3.78m x 2.79m)
Bedroom 1	8' 9" x 6' 6" (2.66m x 1.98m)
Bedroom 2	
Outside	Side driveway allowing parking upto two vehicles
Fully enclosed rear garden	with lazy lawn



TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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