



4 Wessex Road, Taunton TA1 4RH
£225,000

GIBBINS RICHARDS 
Making home moves happen

This 3 bedroom semi detached property occupies a highly sought after location being close to open fields and yet is within easy reach of the town centre. It falls within the catchment area of primary schools and secondary schools of excellent repute. It has a living room with open fire, dining room, kitchen, utility and cloakroom. It also has off road parking and a garden to the rear of approx 70 feet. energy Rating: C-70

THE PROPERTY

This 3 bedroom semi detached property offers a happy blend of modern comforts which include uPVC double glazing and gas central heating as well as additional features such as an open fire to the living room and a side utility room and downstairs cloakroom. To the first floor are three bedrooms and to the rear is a large rear garden of approximately 70' in length. The property is situated off the highly esteemed Queens Drive and close to Queens College private school and also lies within the catchment area of Castle Secondary School and primary schools of good repute. The property will make a fine family home to any intending buyer, especially as planning permission has been granted for a two storey extension to the side (ref 38/15/0055)

3 BEDROOM SEMI-DETACHED HOUSE

LARGE REAR GARDEN

SITTING ROOM WITH OPEN FIRE

DINING ROOM

KITCHEN & UTILITY

GROUND FLOOR WC

REFITTED BATHROOM

OFF ROAD PARKING

POPULAR LOCATION





Hall	Staircase to first floor.
Sitting Room	14' 0" x 12' 0" (4.26m x 3.65m) Open fireplace.
Dining Room	10' 0" x 8' 3" (3.05m x 2.51m) Laminate flooring.
Kitchen	9' 8" x 8' 9" (2.94m x 2.66m) Floor and wall cupboards, gas cooker point.
Utility room	7' 9" x 7' 0" (2.36m x 2.13m) plus door recess to rear. Double glazed door to rear garden, plumbing for washing machine, Vaillant gas boiler (installed December 2015).
Cloakroom	White wc and wash hand basin.
First Floor Landing	Trap door to loft space. Airing cupboard.
Bedroom 1	10' 9" x 10' 0" (3.27m x 3.05m) Double glazed rear aspect window with fine views. Fitted cupboard.
Bedroom 2	12' 0" x 7' 8" (3.65m x 2.34m) Fitted cupboard. Electric wall heater.
Bedroom 3	7' 3" (2.21m) increasing to 8' 4" x 8' 8" (2.54m x 2.64m) Storage cupboard.
Bathroom	White three piece suite with shower over bath. Ladder radiator.
Outside	Garden to front with off road parking for two vehicles. Large garden to rear of approximately 70' in length with lawn, decking and outside tap as well as slate and pebbled sun terrace area.



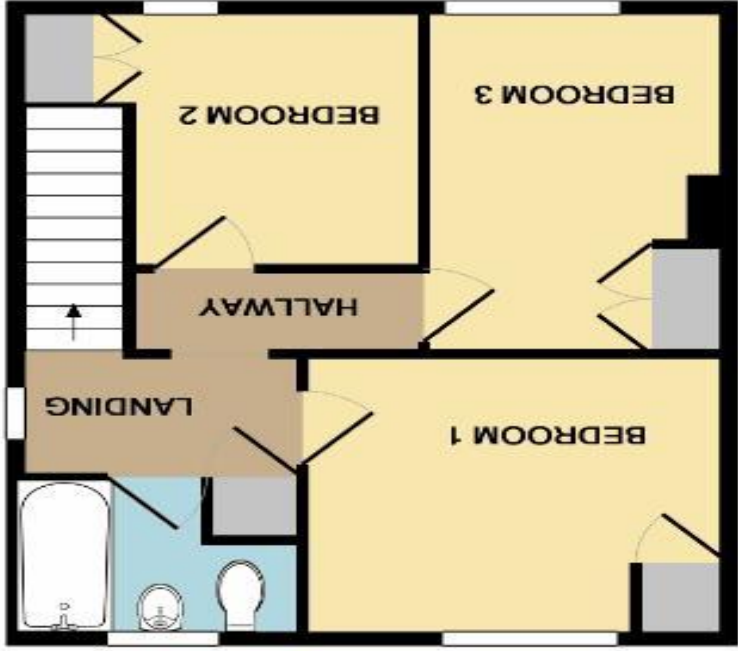


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 882 SQ.FT. (82.0 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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