



24 Orchid Close, Taunton, TA1 3XL  
£155,950

**GIBBINS RICHARDS**   
Making home moves happen



A pleasantly located modern two bedroom home with double glazing and gas central heating. Entrance lobby, lounge, kitchen/dining room, two good size bedrooms, re-fitted bathroom, larger than average garden and parking. Ideal as buy to let as presently £650 pcm. Energy rating : D-68

#### THE PROPERTY

This two bedroom house has had many improvements including uPVC double glazing, the installation of gas central heating and the re-fitting of the kitchen and bathroom. It has an enclosed garden to the rear and off road parking for two cars. It is located in a very popular location on the southern fringe of town, within easy reach of the town centre but is even closer to the Blackbrook sports pavilion.

POPULAR LOCATION

TWO BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

TWO ALLOCATED PARKING SPACES

IDEAL AS FIRST HOME OR BUY TO LET

PRESENTLY LET AT £650 PCM

REFITTED KITCHEN

REFITTED BATHROOM

Hall

Living Room

Kitchen/Diner

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

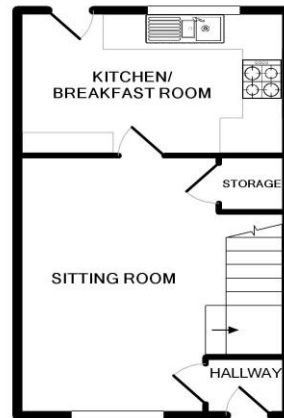
14' 10" x 13' 6" (4.52m x 4.11m)

understairs cupboard

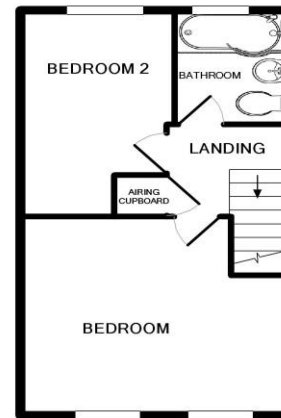
13' 6" x 8' 2" (4.11m x 2.49m) re-fitted with floor and wall cupboards, gas and electric cooker points

13' 7" x 11' 0" reducing to 10' 4" (4.14m x 3.35m)

11' 10" x 7' 8" (3.60m x 2.34m) re-fitted white suite with travertine tiling and glass shower screen to side of bath with Mira electric shower over enclosed garden to rear, open plan garden to front, designated parking for two vehicles



GROUND FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 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  
Made with Metropix ©2016



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.



50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828  
tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk