



Fernleigh, Sherford Road, Taunton TA1 3QY
£249,950

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WALKING TO DISTANCE TO VIVARY PARK. A character period cottage located in a sought after area. Porch, large sitting/dining room, modern kitchen, utility and downstairs bathroom. 3 first floor double bedrooms. Private rear garden. Energy rating : D-59

THE PROPERTY

Fernleigh is a period semi detached cottage located in a favoured area within walking distance to the picturesque Vivary Park and the town centre. Within the property there is a large open plan sitting/dining room containing attractive features containing exposed ceiling beams and stone fireplace with wood burning stove. There is a modern fitted kitchen, long lean-to utility and downstairs bathroom. To the first floor there are three double bedrooms. Outside the property there is an attractive frontage and fully enclosed walled and fenced rear garden containing various storage facilities as well as a side pedestrian gate.

- PERIOD COTTAGE
- FAVOURERED AREA
- LARGE OPEN PLAN SITTING/DINING ROOM
- WOODBURNING STOVE
- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- GAS CENTRAL HEATING
- WALKING DISTANCE OF VIVARY PARK





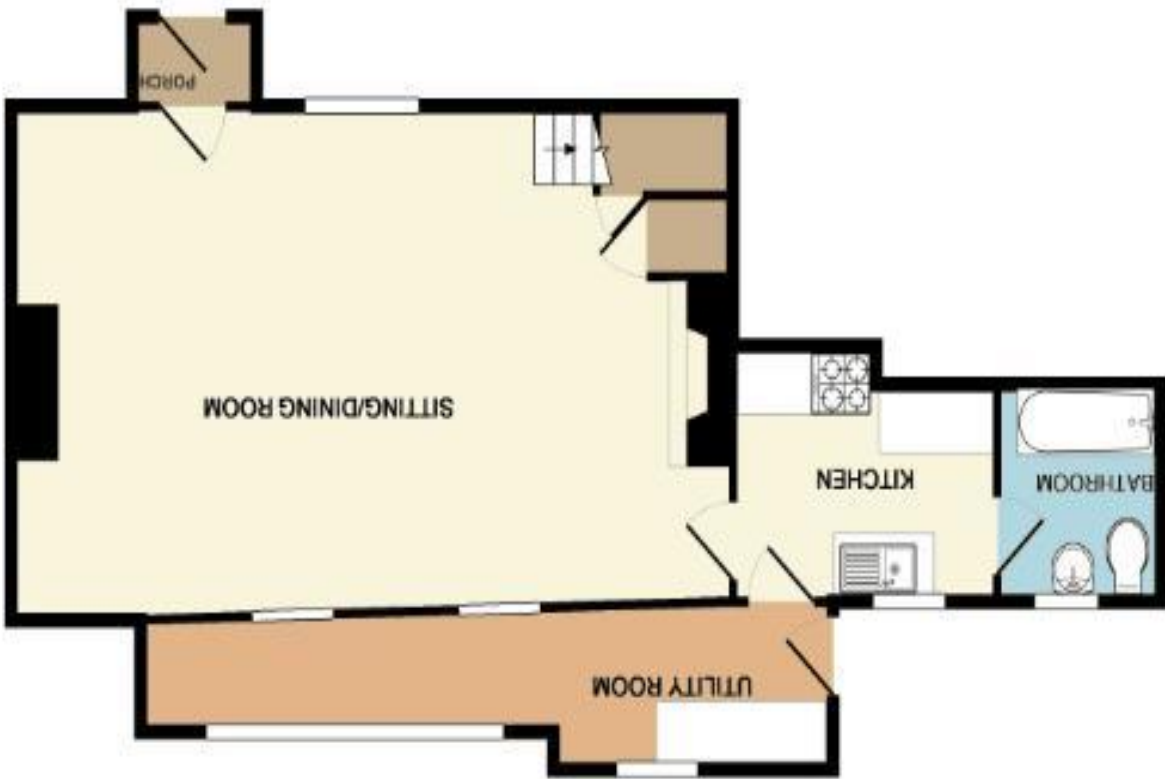
Lobby	
Sitting/Dining Room	26' 3" x 16' 8" (7.99m x 5.08m)
Kitchen	10' 5" x 6' 6" (3.17m x 1.98m)
Long Lean-to Utility	25' 8" long (7.82m)
Bathroom	6' 2" x 6' 2" (1.88m x 1.88m)
First Floor Landing	With loft access.
Bedroom 1	16' 0" x 8' 10" (4.87m x 2.69m)
Bedroom 2	12' 2" x 8' 3" (3.71m x 2.51m)
Bedroom 3	10' 5" x 9' 8" (3.17m x 2.94m) With boiler cupboard containing combination gas fired boiler.
Outside	Fully enclosed rear garden including open store with light and power, greenhouse, store room and side gate.





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 691 SQ.FT.
(64.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

