



2 Waverney Close, Taunton, TA1 2RD
£167,500

GIBBINS RICHARDS 
Making home moves happen

A well presented end of terrace offering hall, kitchen, living/diner, conservatory, 2 bedrooms, bathroom, garden and off road parking for 2 cars. Ideal first time buy or investment. NO CHAIN. Energy rating : C-69

THE PROPERTY

This well presented modern two bedroom end of terrace property benefits from a conservatory extension, off road parking for two cars, a nice size low maintenance garden and modern uPVC double glazing and gas fired central heating throughout. Located in the popular area of Blackbrook in Taunton, it is within walking distance to local amenities. The town centre is approximately two miles distant as well as the M5 motorway at junction 25.

MODERN END OF TERRACE

2 BEDROOMS

IMPROVEMENTS IN RECENT YEARS

CONSERVATORY

PARKING FOR 2 CARS

ENCLOSED REAR GARDEN

POPULAR LOCATION

NO CHAIN

Entrance Hall
Kitchen
Lounge/Diner

Conservatory

First Floor Landing

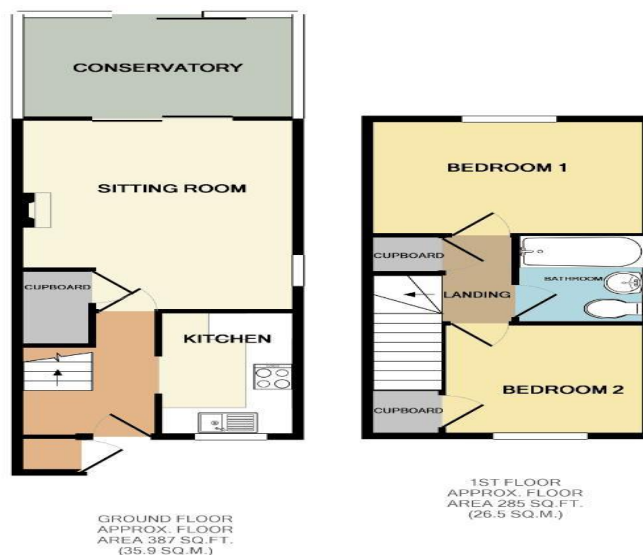
Bedroom 1

Bedroom 2

Bathroom

Outside

9' 6" x 5' 10" (2.89m x 1.78m)
14' 7" x 12' 0" (4.44m x 3.65m) With fitted living flame coal effect gas fire.
11' 8" x 7' 8" (3.55m x 2.34m) Doors to rear garden.
Access to loft space. Storage cupboard.
12' 0" x 8' 9" (3.65m x 2.66m)
8' 7" x 8' 2" (2.61m x 2.49m) Built-in cupboard housing gas fired combination boiler.
White suite with shower over bath.
A small easily managed garden to the front laid to gravel. Fully enclosed rear garden with patio area, gravelled section, garden shed and side pedestrian gate to parking for two cars.



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.



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