



GIBBINS RICHARDS 

70 Churchill Way, Taunton TA1 3QS
£220,000

GIBBINS RICHARDS 
Making home moves happen

This two bed terrace home is located in the sought after residential area of Sherford. The accommodation consists of; entrance porch, hallway, sitting room, kitchen, two double bedrooms and family bathroom. Externally the property benefits from a rear garden with a brick built storage shed. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

Churchill Way is located in the heart of Sherford, a sought after residential area located approximately one mile from the town centre. The property overlooks Vivary golf course, whilst Vivary park is close by and provides a pleasant pedestrian access to the town. The accommodation is warmed by gas central heating and is fitted with double glazing.

- TERRACE HOME
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- BRICK STORAGE SHED
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN





Entrance Porch	4' 10" x 3' 3" (1.48m x 1m)
Entrance Hall	13' 5" x 6' 11" (4.08m x 2.10m) Stairs to first floor.
Sitting Room	17' 11" x 12' 0" (5.47m x 3.67m)
Kitchen	9' 8" x 9' 3" (2.95m x 2.82m)
First Floor Landing	12' 0" x 6' 10" (3.66m x 2.08m)
Bedroom 1	14' 1" x 8' 8" (4.30m x 2.64m) Built-in wardrobes.
Bedroom 2	12' 1" x 9' 3" (3.69m x 2.83m) Storage cupboard.
Family Bathroom	6' 10" x 5' 11" (2.08m x 1.81m)
Outside	To the front of the property is a garden containing trees, bushes and footpath leading to the front entrance door. The rear garden has a patio, grass area, trees, shrubs and a brick built storage shed.



GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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