



56 Wedlands, Taunton TA2 7AF

£215,000

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A three bedroomed terrace home located in north Taunton. The accommodation has been updated by the current owners and consists of; re-fitted kitchen, sitting/dining room with doors leading to the rear garden, three first floor bedrooms and a family bathroom with a separate wc. Externally the property benefits from driveway parking and a tiered rear garden. No onward chain.

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

Wedlands is located off of Cheddon Road, which contains local stores and is within walking distance of the mainline intercity railway station. The town centre itself is approximately one mile distant and provides a host of leisure and shopping facilities. The property is warmed by gas central heating via a combination boiler and benefits from double glazing.

TERRACE HOME  
THREE BEDROOMS  
RE-FITTED KITCHEN  
DRIVEWAY PARKING  
TIERED REAR GARDEN  
CLOSE TO A RANGE OF AMENITIES  
MODERNISED BY THE CURRENT OWNERS  
WALKING DISTANCE TO THE RAILWAY STATION







## Entrance Hall

Sitting/Dining Room 17' 2" x 11' 7" (5.23m x 3.53m) Gas fire place.

Kitchen 18' 4" x 9' 10" (5.58m x 3.00m)

## First Floor Landing

Bedroom 1 10' 9" x 10' 0" (3.27m x 3.05m)  
Housing the gas fired combination boiler.

Bedroom 2 8' 10" x 8' 7" (2.69m x 2.61m)

Bedroom 3 8' 7" x 7' 10" (2.61m x 2.39m)

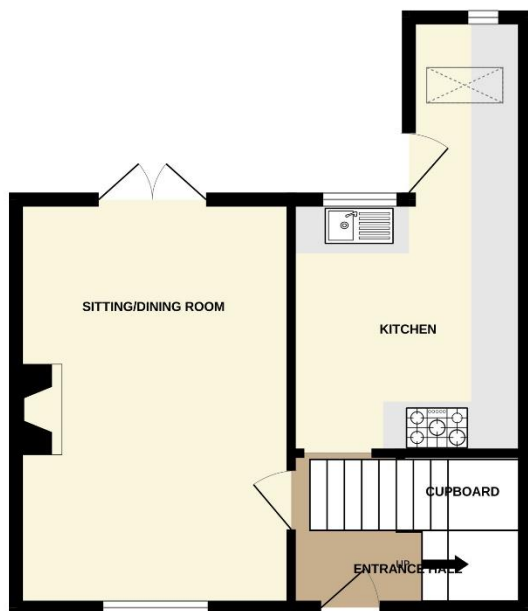
Bathroom 4' 9" x 5' 8" (1.45m x 1.73m)

## Separate WC

Outside Driveway parking to the front of the property and an enclosed tiered rear garden.



GROUND FLOOR



1ST FLOOR



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.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)