



GIBBINS RICHARDS
Making home moves happen

8 Larch Close, Taunton TA1 2SF
£285,000

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A spacious four bedroomed semi detached home situated in a quiet cul-de-sac. The ground floor offers an entrance hall, sitting room leading to the dining area, kitchen, ground floor shower room and a utility room. To the first floor are four bedrooms and a family bathroom. Outside the property features driveway parking, single garage and an enclosed rear garden. Offered with no onward chain.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: C

This semi detached home enjoys a desirable position at the end of a cul-de-sac featuring a west facing rear garden, ideal for the afternoon sun. The property is heated via gas central heating and benefits from a newly installed double glazing to the rear. Located on Larch Close, a cul-de-sac off of Poplar Road, within the Holway area. The home is conveniently close to local amenities and offers easy access to the M5 motorway at junction 25.

- SEMI DETACHED HOME
- EXTENDED ACCOMMODATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- SINGLE GARAGE AND PARKING
- GAS CENTRAL HEATING
- WEST FACING REAR GARDEN
- NO ONWARD CHAIN

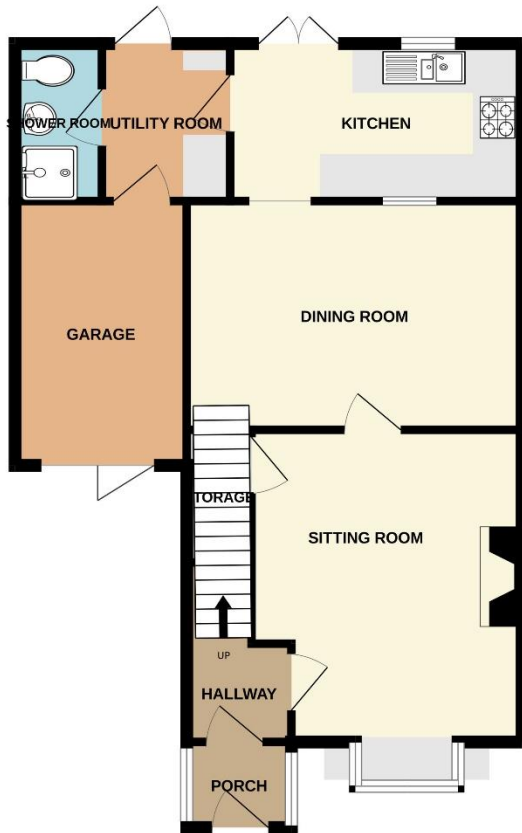




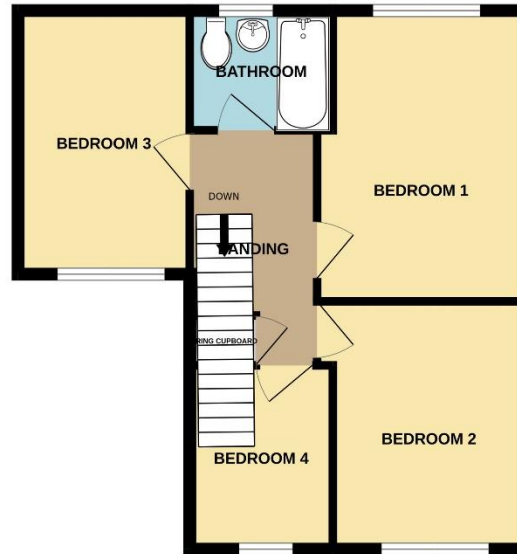
Entrance Porch	4' 10" x 3' 11" (1.47m x 1.20m)
Hall	8' 3" x 4' 10" (2.52m x 1.47m)
Sitting Room	14' 5" x 12' 5" (4.39m x 3.78m)
Dining Room	15' 6" x 10' 5" (4.72m x 3.17m)
Kitchen	13' 5" x 7' 1" (4.09m x 2.16m)
Utility Room	7' 2" x 6' 0" (2.18m x 1.83m)
Shower Room	23' 8" x 7' 3" (7.22m x 2.21m)
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom 1	13' 10" x 9' 5" (4.21m x 2.87m)
Bedroom 2	11' 4" x 8' 6" (3.45m x 2.59m)
Bedroom 3	12' 2" x 7' 10" (3.71m x 2.39m)
Bedroom 4	8' 5" x 6' 9" (2.56m x 2.06m)
Bathroom	6' 7" x 5' 6" (2.01m x 1.68m)
Outside	Driveway parking, single garage. West facing rear garden.



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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.



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