



GIBBINS RICHARDS 

17 Rhodes Close, Taunton TA2 6UG

£169,950

GIBBINS RICHARDS   
Making home moves happen



Charming one bedroomed end of terrace home situated in the village of Staplegrove, off of a quiet cul-de-sac, offering parking and a low maintenance garden. The accommodation comprises of a comfortable living area, fitted kitchen, spacious double bedroom and a good sized bathroom. Externally the property benefits from allocated parking and a rear garden.

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

Located within walking distance of local amenities, including shops, public house and primary school. The property enjoys convenient travel links with easy access to nearby towns. The home is heated via gas central heating via a combination boiler located in the airing cupboard at the top of the stairs. This property is an ideal first time purchase, investor buyers or those looking for a low maintenance home in a welcoming community.

ONE BEDROOMED END OF TERRACE HOME  
GENEROUS DOUBLE BEDROOM  
ALLOCATED PARKING FOR ONE CAR  
LOCATED IN THE POPULAR STAPLEGROVE VILLAGE  
CLOSE TO A RANGE OF AMENITIES  
GAS CENTRAL HEATING  
ENCLOSED REAR GARDEN  
PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY







Entrance door into:

Sitting Room 12' 7" x 8' 3" (3.83m x 2.51m)

Kitchen 7' 9" x 6' 7" (2.36m x 2.01m)

First Floor Landing Airing cupboard containing a combination gas fired boiler.

Double Bedroom 11' 3" x 10' 4" (3.43m x 3.15m)

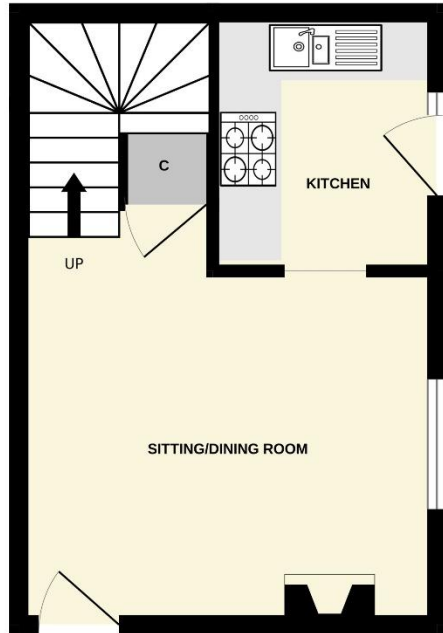
Bathroom 7' 5" x 6' 2" (2.26m x 1.88m)

Outside Allocated parking and an enclosed rear garden.

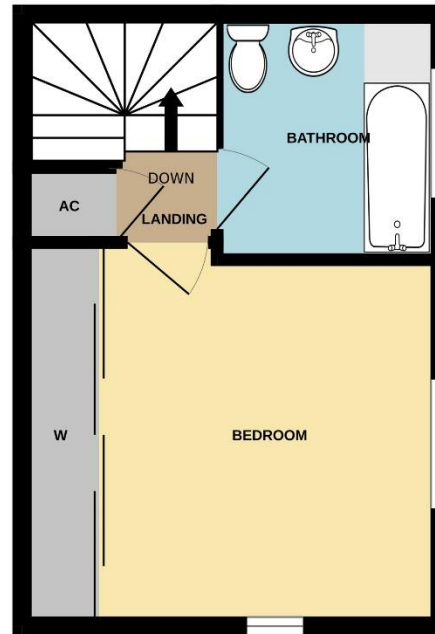




GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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