



GIBBINS RICHARDS  
Making home moves happen

9 Rowbarton Close, Taunton TA2 7DQ  
£249,000

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A well-presented three bedroomed home located at the end of a cul-de-sac in North Taunton. The accommodation consists of: sitting room, modern kitchen/diner, three bedrooms and a family bathroom. Externally the property benefits from a well maintained garden with rear access leading to a single garage. NO ONWARD CHAIN.

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

Rowbarton Close is a small cul-de-sac in North Taunton and is within walking distance of many great amenities including: The mainline railway station, convenient stores, St.Andrews church and primary and secondary school education. To the outside the property has a private and well maintained rear garden and a single garage in a nearby block with parking in front. The property is warmed by gas central heating via a combination boiler and is fit with double glazing throughout.

THREE BEDROOMS  
MODERN KITCHEN/DINER  
WELL PRESENTED ACCOMMODATION  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SINGLE GARAGE  
ALLOCATED PARKING  
CUL-DE-SAC LOCATION  
CLOSE TO AMENITIES  
NO ONWARD CHAIN

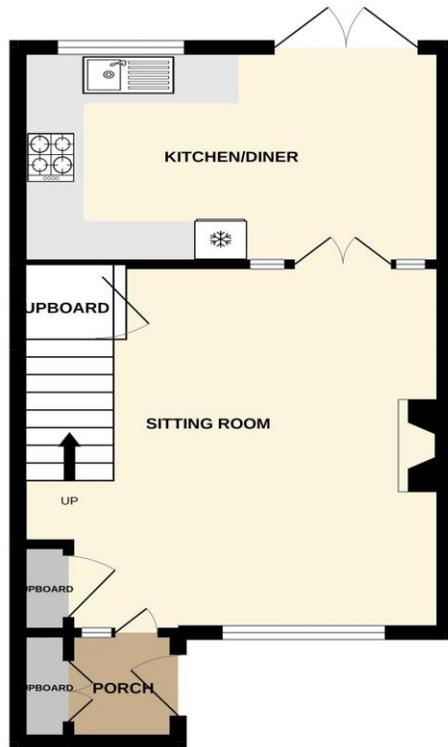




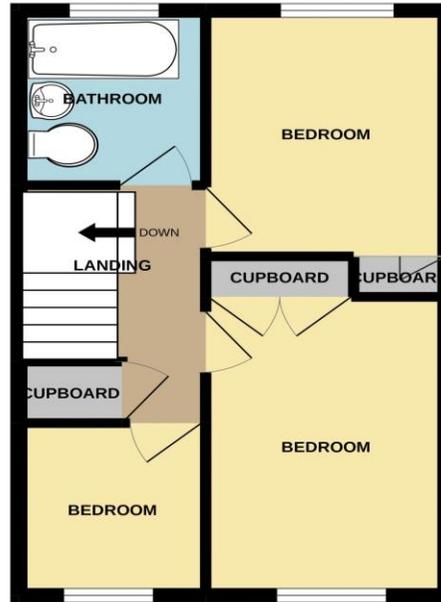
Porch	4' 4" x 3' 8" (1.32m x 1.12m)
Sitting Room	14' 7" x 13' 0" (4.44m x 3.96m) Two storage cupboards.
Kitchen/Diner	14' 2" x 8' 9" (4.31m x 2.66m) Integral fridge/freezer, cooker, hob and extractor fan.
First Floor Landing	10' 7" x 2' 8" (3.22m x 0.81m) Access to loft. Cupboard.
Bedroom 1	11' 8" x 8' 3" (3.55m x 2.51m) Built-in wardrobes.
Bedroom 2	9' 8" x 8' 3" (2.94m x 2.51m) Built-in wardrobes.
Bedroom 3	6' 5" x 6' 1" (1.95m x 1.85m)
Bathroom	6' 5" x 5' 4" (1.95m x 1.62m)
Outside	Small front garden and a well maintained rear garden. There is a single garage in a nearby rank with parking in front.



GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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.



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