



GIBBINS RICHARDS
Making home moves happen

60 Claremont Drive, Taunton TA1 4JQ
£340,000

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A sizable detached property occupying an elevated spot in the ever popular Galmington area of Taunton. The property is offered to the market with no onward chain and has a good sized ground floor with separate cloakroom, kitchen/breakfast room, sitting/dining room as well as three good sized bedrooms on the first floor along with a family bathroom. There is an attached garage, off road parking, whilst to the rear, is a two tier enclosed rear garden. The property could do with some internal upgrading, but none the less, presents itself as a fantastic opportunity to make the property ones own.

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

Claremont Drive is an ever popular part of the Galmington area of Taunton, to the south west of the town centre, giving great access to Castle School, Musgrove Park Hospital, Taunton and Bridgwater College and the town centre itself.

- THREE BEDROOMED DETACHED HOUSE
- POPULAR ROAD AND ELEVATED POSITION
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOME INTERNAL UPDATING REQUIRED
- GOOD SIZED PLOT INCLUDING TWO TIER REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL AMENITIES

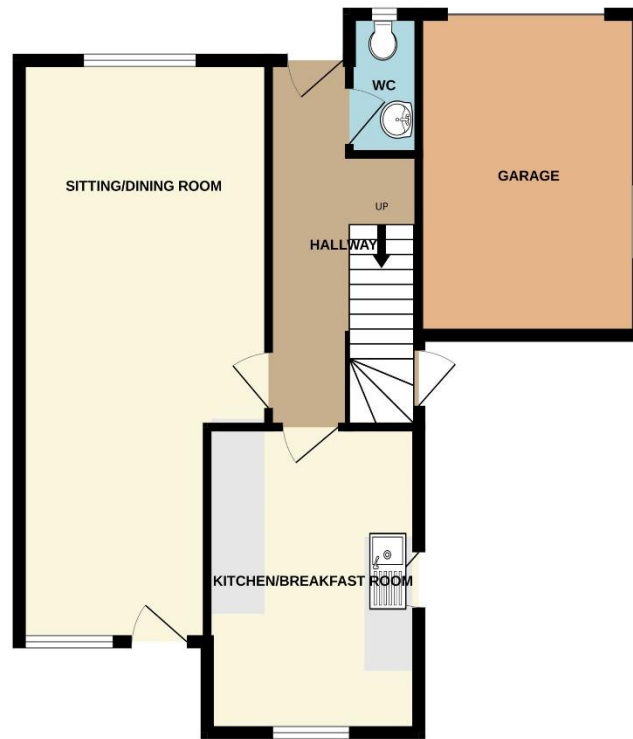




Entrance Porch	
Entrance Hall	
Cloakroom	
Sitting Room	15' 5" x 11' 4" (4.70m x 3.45m) Open plan to;
Dining Room	8' 7" x 8' 5" (2.61m x 2.56m) Double doors leading out to a covered veranda area.
Kitchen/Breakfast Room	13' 5" x 9' 7" (4.09m x 2.92m) Floor mounted gas central heating boiler.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	14' 8" x 10' 9" (4.47m x 3.27m) Built-in cupboard.
Bedroom 2	12' 2" x 10' 8" (3.71m x 3.25m)
Bedroom 3	10' 4" x 7' 4" (3.15m x 2.23m)
Bathroom	7' 3" x 5' 3" (2.21m x 1.60m)
Outside	Garage 16' 0" x 10' 0" (4.87m x 3.05m) approximately with a metal up and over door. Ample parking to the front. Enclosed rear garden.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.0 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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