



GIBBINS RICHARDS  
Making home moves happen

32 Tyne Park, Taunton TA1 2RP  
£215,000

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A two bedroomed end of terrace home located in a quiet cul-de-sac in Blackbrook. The accommodation is well presented and consists of; sitting room, kitchen/dining room with door to the rear garden, two first floor bedrooms and a shower room. Externally the property benefits from driveway parking and an enclosed rear garden.

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

This well presented end of terrace home is perfect for investors or first time buyers looking for a low maintenance property. Nestled in a peaceful cul-de-sac off of Redlake Drive in the desirable Blackbrook area. It enjoys close proximity to a range of amenities including a leisure centre and a convenient shopping parade. Ideal for commuters, the property offers excellent transport links with easy access to the M5 at junction 25 and the nearby Hankridge Farm retail park. The home is warmed by gas central heating powered by a new boiler installed in 2025, additionally it features twelve owned solar panels, generating approximately £800 per year.

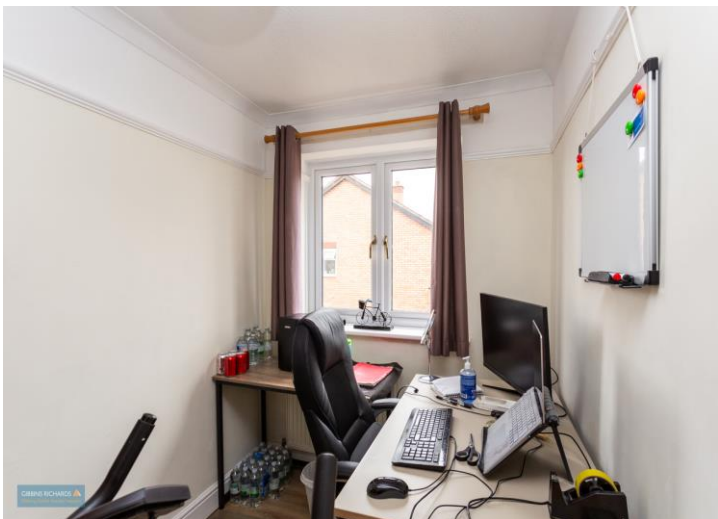
END OF TERRACE HOME  
TWO BEDROOMS  
CUL-DE-SAC POSITION  
GAS CENTRAL HEATING  
TWELVE OWNED SOLAR PANELS  
DRIVEWAY PARKING  
WELL PRESENTED THROUGHOUT  
CLOSE TO A RANGE OF AMENITIES  
GREAT FIRST TIME BUY/INVESTMENT PROPERTY



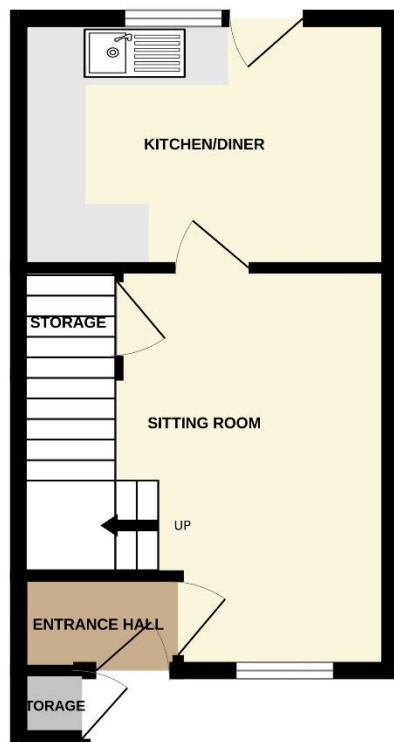




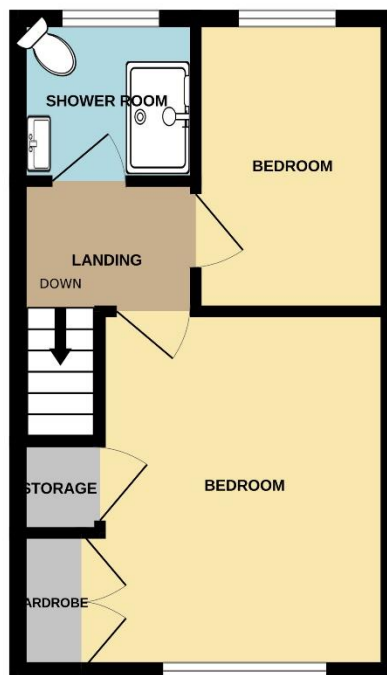
Entrance Hall	5' 5" x 3' 3" (1.66m x 0.98m)
Sitting Room	Stairs to first floor.
Kitchen/Diner	12' 8" x 8' 6" (3.86m x 2.59m)
First Floor Landing	8' 10" x 6' 1" (2.70m x 1.85m) Access to loft space via ladder.
Bedroom 1	12' 3" x 10' 6" (3.73m x 3.20m) Fitted wardrobe and storage cupboard.
Bedroom 2	10' 0" x 6' 7" (3.04m x 2.01m)
Shower Room	6' 1" x 5' 7" (1.85m x 1.69m)
Outside	Driveway parking to the front. One allocated parking space nearby. Enclosed rear garden.



GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.6 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.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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