



62 Moorland Road, Taunton TA1 2DB

£180,000

GIBBINS RICHARDS 
Making home moves happen

An attractive looking two bedroomed semi detached home with ample gardens to the front and rear and offered to the market with no onward chain. The property could benefit from some internal upgrading, but none the less, it is an excellent first time or second time buy or rental investment.

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

Number 62 Moorland Road occupies a good sized plot and is accessed up some steps to the front door, in which there is an entrance hall. To the left there is then a sitting room with a bay window, this then leads through to a rear entrance hall with stairs up to the first floor and a rear door leading the rear garden. There is then a kitchen to the left with fitted units. On the first floor there are two bedrooms, the first is a double with attractive new flooring laid and a bay window. The second bedroom is a single room looking towards the rear garden. There is also a modern fitted bathroom with a shower over the bath and shower screen. The front garden is laid to lawn behind a mature hedge and the rear garden is a good size, also laid to lawn with mature hedging, at the end of which is a good sized and attractively decorated summerhouse. The property also benefits from a store room to the side of the property, on the rear of the entrance hall, also accessed from the rear garden. There is double glazing and a gas central heating boiler (not tested), in all the property is in relatively good shape. The property is conveniently located close to Asda supermarket and the M5 motorway is easily accessible.

The sellers are offering a £1,000 incentive towards white goods, subject to the offer amount and in addition, a £500 contribution towards legal fees, subject to the selection of a panel conveyancer.

- NO ONWARD CHAIN
- TWO BEDROOMED SEMI
- ATTRACTIVE LOOKING PROPERTY
- FRONT AND REAR GARDENS
- SUMMERHOUSE
- IN NEED OF A LITTLE UPGRADING
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM (NOT TESTED)





Entrance Hall

Sitting Room 13' 4" x 12' 6" (4.06m x 3.81m)
maximum. Bay window.

Kitchen 10' 4" x 8' 1" (3.15m x 2.46m)

Rear Hallway

First Floor Landing

Bedroom 1 13' 5" x 8' 9" widening to 12' 5"
(4.09m x 2.66m)

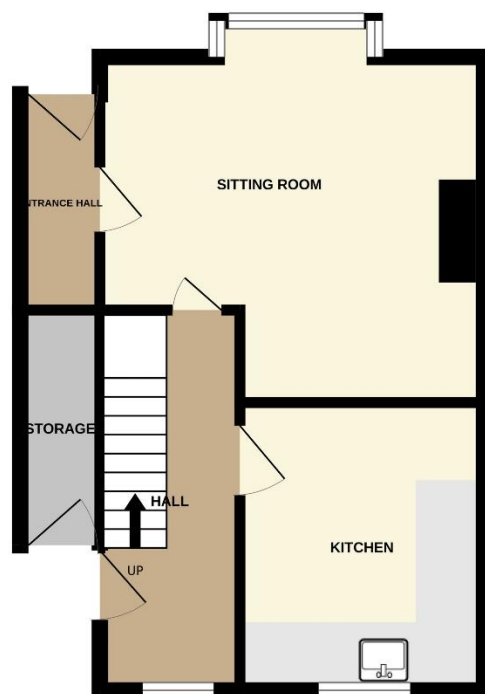
Bedroom 2 10' 5" x 6' 8" (3.17m x 2.03m)

Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

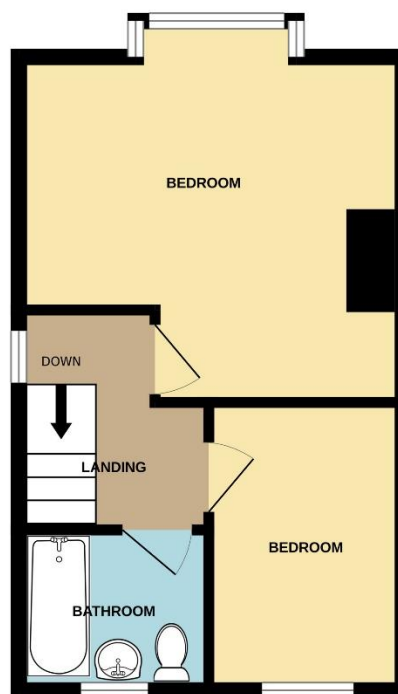
Outside Useful store room 7' 6" x 3' 8" (2.28m x 1.12m). Front and rear gardens, mainly laid to lawn behind enclosed mature hedging and there is also a good sized and well maintained summerhouse at the foot of the garden.



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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.



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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