



GIBBINS RICHARDS

8 Bovet Close, Taunton TA1 4NY  
£250,000

GIBBINS RICHARDS   
Making home moves happen



We are pleased to offer for sale this extended two bedroomed semi detached house, which comes to the market with gardens, garage, workshop and an outlook towards open green space.

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

The house is approached by a front path leading to the front door into a porch, there is then a good sized sitting room with a kitchen/breakfast room behind it. There is the addition of a conservatory to the rear which enhances the ground floor space brilliantly. To the first floor there are two double bedrooms and a family bathroom. The bathroom has been recently upgraded and features some quality fittings and a beautiful design. To the rear of the property there is a garden on two different levels, the first being a decked area with patio and then some steps lead down to a lower area, which is hard landscaped and leads to an outdoor studio/workshop with a covered veranda area attached. To the front of the property is an open plan front garden, a single garage with parking is in a block opposite. Number 8 Bovet Close has the benefit of being at the end of the cul-de-sac, thus benefitting from no passing traffic and sides onto open green space which includes a play park for younger children. With gas central heating, double glazing and some modern upgrades internally, a viewing is highly recommended.

TWO BEDROOMED SEMI DETACHED  
EXTENDED TO THE GROUND FLOOR  
BRILLIANT CONSERVATORY ADDITION  
TWO TIER REAR GARDEN  
ADDITIONAL STUDIO/WORKSHOP  
GARAGE AND DRIVEWAY PARKING  
SIDING ONTO GREEN OPEN SPACE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
VIEWING HIGHLY RECOMMENDED







#### Entrance Porch

#### Sitting Room

16' 8" x 11' 9" (5.08m x 3.58m) Stairs to first floor.

#### Kitchen

11' 8" x 9' 1" (3.55m x 2.77m)

#### Conservatory

11' 7" x 10' 11" (3.53m x 3.32m)

#### First Floor Landing

Access to loft space.

#### Bedroom 1

11' 9" x 9' 4" (3.58m x 2.84m)

#### Bedroom 2

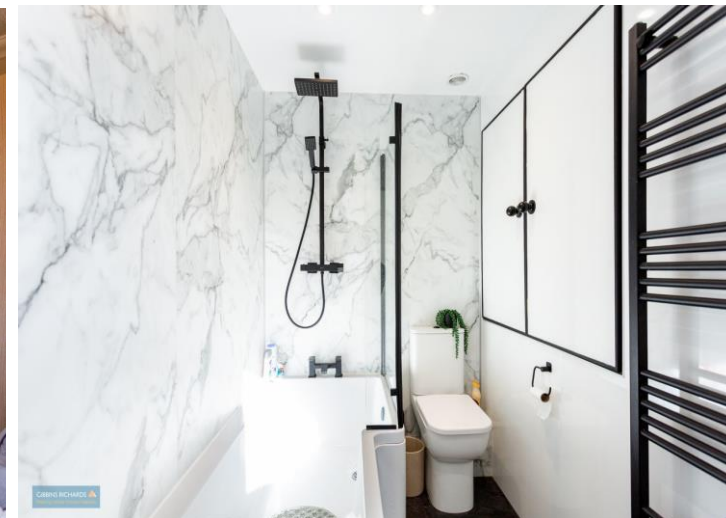
11' 8" x 8' 0" (3.55m x 2.44m)

#### Bathroom

With over stairs airing cupboard.

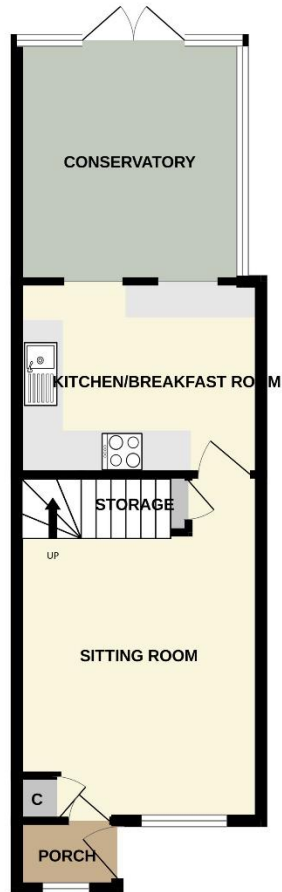
#### Outside

To the front of the property is an open plan front garden with a single garage and parking in a block opposite. The rear of the property has a garden on two different levels, the first being a decked area with patio and then some steps lead down to a lower area, which is hard landscaped and leads to an outdoor studio/workshop with a covered veranda area attached.





GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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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