



61 Calway Road, Taunton TA1 3EG

£270,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed end of terrace home located in a quiet cul-de-sac within walking distance of the town centre. The accommodation consists of; entrance porch, hallway, cloakroom, kitchen/breakfast room, sitting room and office. To the first floor there are three bedrooms and a bathroom. Externally the property benefits from a front and private rear garden, residents permit parking and a garage in a nearby rank. AVAILABLE WITH NO ONWARD CHAIN.

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

Located in a quiet cul-de-sac, the property is situated approximately a mile from the town centre and within a short walk of Kings College, Richard Huish College and Bishops Foxs school. The accommodation is warmed by gas central heating via a back boiler and has double glazed windows.

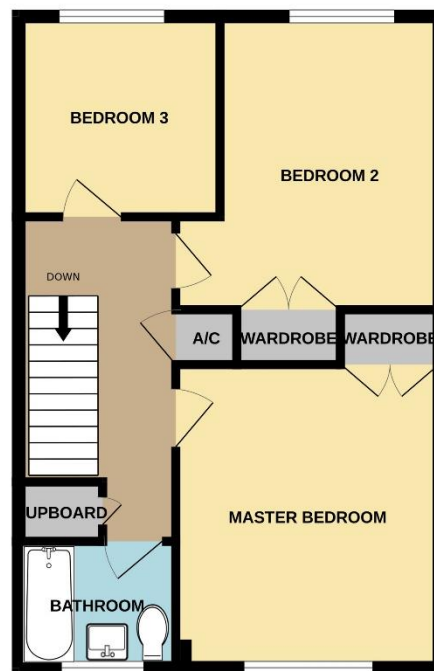
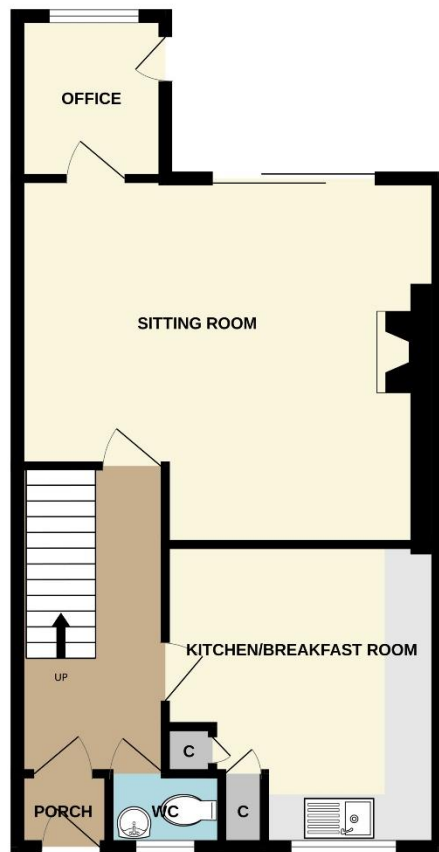
- END OF TERRACE HOME
- THREE BEDROOMS
- CLOAKROOM
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- NEARBY GARAGE
- RESIDENTS PERMIT PARKING
- CUL-DE-SAC POSITION
- WALKING DISTANCE TO THE TOWN CENTRE
- NO ONWARD CHAIN





Entrance Porch	3' 7" x 3' 3" (1.09m x 0.99m)
Cloakroom	4' 10" x 2' 10" (1.47m x 0.86m)
Kitchen/Breakfast Room	13' 0" x 11' 9" (3.96m x 3.58m) maximum. With pantry.
Sitting Room	18' 8" x 11' 4" (5.69m x 3.45m) maximum. Doors to garden.
Office	7' 0" x 6' 4" (2.13m x 1.93m)
First Floor Landing	Access to loft space. Storage cupboard and airing cupboard.
Bedroom 1	12' 9" x 11' 6" (3.88m x 3.50m) Wardrobe.
Bedroom 2	12' 1" x 9' 7" (3.68m x 2.92m) Wardrobe.
Bedroom 3	8' 9" x 8' 0" (2.66m x 2.44m)
Bathroom	6' 10" x 5' 6" (2.08m x 1.68m)
Outside	Front garden. Private rear garden with side access. Residents permit parking. Garage in a nearby block which is numbered 15.





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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