



GIBBINS RICHARDS
Making home moves happen

29 Denning Close, Taunton TA1 4NN
£400,000

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We are pleased to offer this superbly located detached four bedroomed family home, which is positioned in an enviable cul-de-sac in the Comeytrowe area to the south west of Taunton. 29 Denning Close offers spacious family accommodation in the form of four bedrooms, two reception rooms and kitchen/breakfast room, as well as parking, rear garden and garage. There is also an en-suite and down stairs wc. A viewing is highly recommended.

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

29 Denning Close is accessed via a front door leading into the hallway, which in turn leads to the cloakroom and the sitting room, which is open plan to the dining area to the rear and the kitchen is off to the side. On the first floor are four good sized bedrooms, the master having an en-suite and built-in wardrobes. There is also a family bathroom. The house has a garage to the side with parking in front, as well as a beautifully enclosed and south facing rear garden. Denning Close is deemed one of the most popular cul-de-sac positions in the area, due to its edge of town location and close proximity to local amenities.

MODERN FOUR BEDROOME DETACHED HOUSE
SUPER CUL-DE-SAC LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
EN-SUITE TO MASTER BEDROOM
ATTACHED GARAGE WITH PARKING
SOUTH FACING REAR GARDEN
BEAUTIFULLY PRESENTED THROUGHOUT
EARLY VIEWING ADVISED

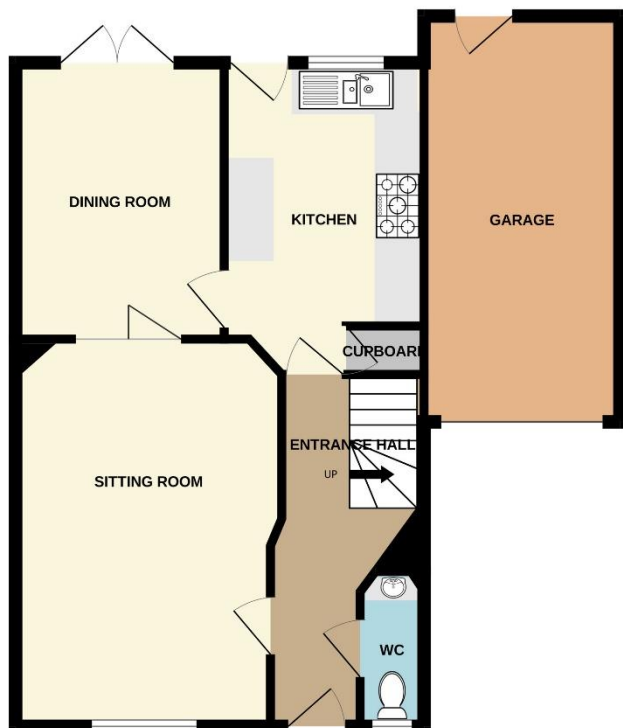




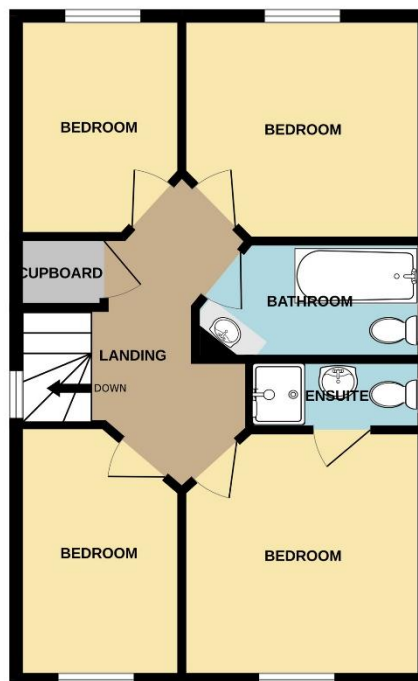
Entrance Hall	15' 5" x 6' 9" (4.69m x 2.05m)
Cloakroom	6' 9" x 2' 9" (2.06m x 0.85m)
Sitting Room	16' 11" x 11' 7" (5.16m x 3.54m)
Dining Room	12' 1" x 9' 1" (3.68m x 2.78m)
Kitchen	13' 7" x 8' 9" (4.15m x 2.66m)
First Floor Landing	Storage cupboard.
Bedroom 1	10' 11" x 10' 7" (3.33m x 3.23m)
En-suite	7' 8" x 3' 1" (2.33m x 0.94m)
Bedroom 2	10' 7" x 9' 10" (3.23m x 3.00m)
Bedroom 3	11' 2" x 7' 3" (3.40m x 2.21m)
Bedroom 4	9' 8" x 7' 3" (2.94m x 2.21m)
Bathroom	10' 0" x 5' 2" (3.05m x 1.58m)
Outside	Front garden with lawn and side driveway leading to the garage 17' 9" x 8' 7" (5.41m x 2.61m). Enclosed rear garden with lawn and patio.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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