



GIBBINS RICHARDS 
Making home moves happen

4 Marden Grove, Taunton TA1 2RT
£315,000

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A detached three bedroomed property occupying a good sized plot and a cul-de-sac position in Blackbrook, to the south east of Taunton. The property comes with a south facing enclosed rear garden, ample parking, en-suite shower room and ground floor cloakroom.

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

4 Marden Grove is accessed via a hardstanding to the front of the property, which provides parking for 2/3 cars. The hallway then leads into the sitting and dining areas, off of which is a modern fitted kitchen which leads to a utility room and pedestrian door into the attached garage. To the first floor there are three good sized bedrooms, the master having an en-suite shower room and there is also a family bathroom.

The property occupies a good sized plot with a pleasant and very private south facing garden, mainly laid to patio and lawn with shrub and hedge borders. With double glazing, gas central heating and various other improvements, this is an ideal family home and an early viewing is strongly advised.

THREE BEDROOMED DETACHED HOUSE
POPULAR BLACKBROOK LOCATION
INTEGRAL GARAGE
AMPLE OFF STREET PARKING
ENCLOSED SOUTH FACING REAR GARDEN
CENTRAL HEATING AND DOUBLE GLAZING
EN-SUITE TO THE MASTER BEDROOM



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Entrance Hall
Cloakroom

Sitting Room 14' 5" x 14' 1" (4.39m x 4.29m)
maximum.

Dining Room 9' 4" x 9' 1" (2.84m x 2.77m)

Kitchen 9' 3" x 8' 4" (2.82m x 2.54m)

Utility Room 9' 3" x 7' 5" (2.82m x 2.26m)

First Floor Landing

Bedroom 1 10' 5" x 9' 7" (3.17m x 2.92m)

En-suite Double shower cubicle.

Bedroom 2 10' 1" x 9' 5" (3.07m x 2.87m)

Bedroom 3 7' 7" x 7' 3" (2.31m x 2.21m)

Bathroom 7' 3" x 6' 0" (2.21m x 1.83m)

Outside To the front of the property there is off street parking for 2/3 cars as well as access to the integral garage 18' 3" x 8' 2" (5.56m x 2.49m). The rear garden is accessed from the double doors in the dining area and the utility room and leading to the patio area to the immediate rear and then a lawned garden with mature hedge and shrub borders. The garden is predominantly south facing and very private.



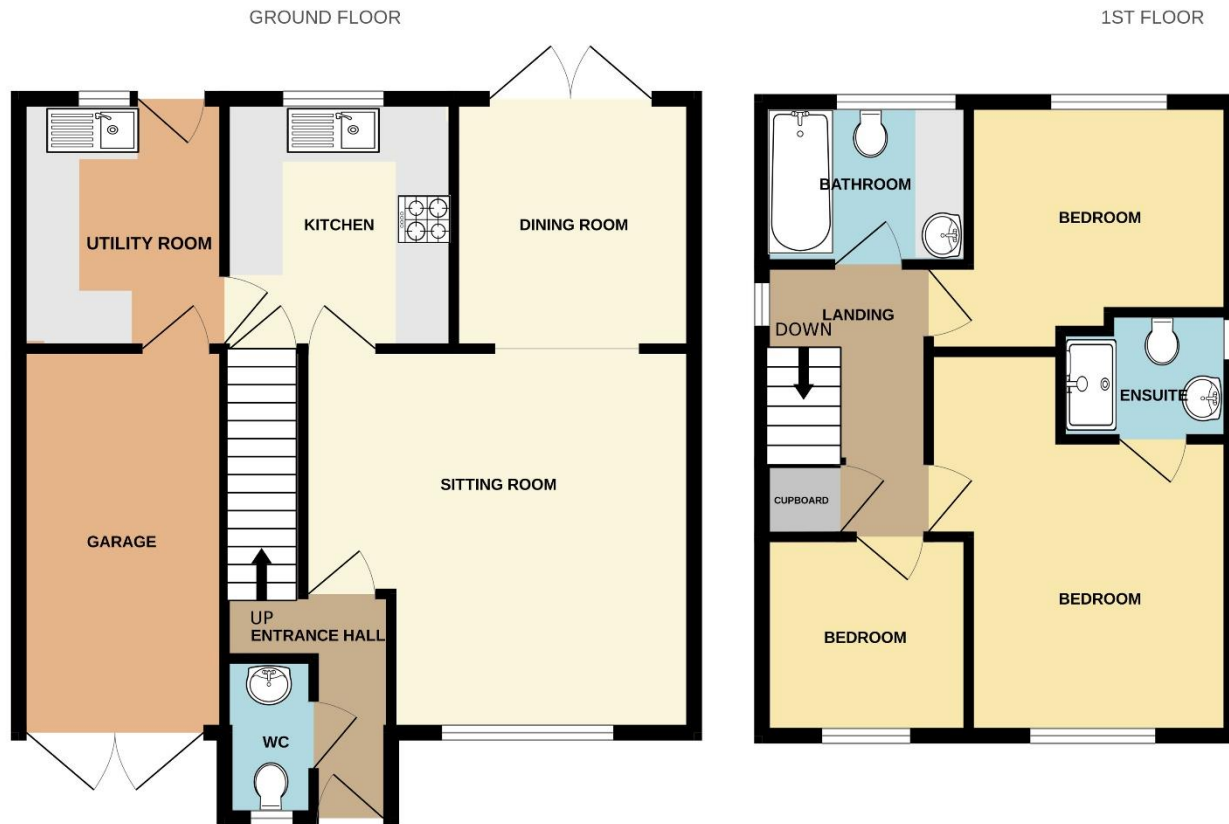
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk