



30 Queens Drive, Taunton, TA1 4XW
£645,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully positioned and significantly improved three bedroomed bungalow offering spacious accommodation on a large plot.

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

30 Queens Drive is a prestigious detached three bedroomed bungalow, located in one of Taunton's most sought after residential locales. The property is available with no onward chain and offers sitting room with dining area, kitchen/breakfast room, en-suite shower room to the master bedroom, family bathroom and a large entrance hall. The property is further augmented with a good sized driveway and an attached single garage and most noteworthy, a south facing garden to the rear, which has been extended by way of a purchase of some additional land (similar to other properties along this row) which extends the garden significantly to the rear. A fabulous opportunity and an early viewing is highly recommended.

- DETACHED THREE BEDROOMED BUNGALOW
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- GOOD ORDER THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- INTEGRAL GARAGE
- PARKING
- EXTENDED GARDEN TO THE REAR
- GOOD SIZED PLOT
- SOUTH AFTER RESIDENTIAL ROAD

Entrance Hall	
Sitting Room	22' 11" x 15' 7" (6.98m x 4.75m) maximum.
Kitchen/Breakfast Room	15' 7" x 9' 2" (4.75m x 2.79m)
Bedroom 1	15' 7" x 11' 0" (4.75m x 3.35m)
En-suite	7' 4" x 6' 4" (2.23m x 1.93m)
Bedroom 2	16' 3" x 10' 8" (4.95m x 3.25m)
Bedroom 3	18' 8" x 10' 3" (5.69m x 3.12m)
Bathroom	10' 4" x 6' 5" (3.15m x 1.95m)
Integral Garage	16' 3" x 8' 10" (4.95m x 2.69m)
Outside	To the front of the property is a good sized driveway. South facing garden to the rear, which has been extended by way of a purchase of some additional land (similar to other properties along this row) which extends the garden significantly to the rear.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.