



40 West View, Creech St. Michael, Taunton TA3 5DU

£185,000

GIBBINS RICHARDS 
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A two bedroomed semi detached bungalow located in the village of Creech St Michael. The accommodation consists of; entrance porch, hallway, kitchen, sitting/dining room, two bedrooms and a bathroom. Externally the property benefits from driveway parking, single garage and private rear garden. Available with no onward chain.

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

This semi detached bungalow was constructed in the 1960's of steel frame construction, which is acceptable for mortgage lending purposes with various main stream lenders. Creech St Michael is a popular village containing nearby amenities to include post office/general stores, medical centre, church and village hall. There are delightful canal side walks nearby, whilst Taunton town centre is just over three miles distant. The M5 motorway at junction 25 is easily accessible.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- ELECTRIC STORAGE HEATERS
- NO ONWARD CHAIN

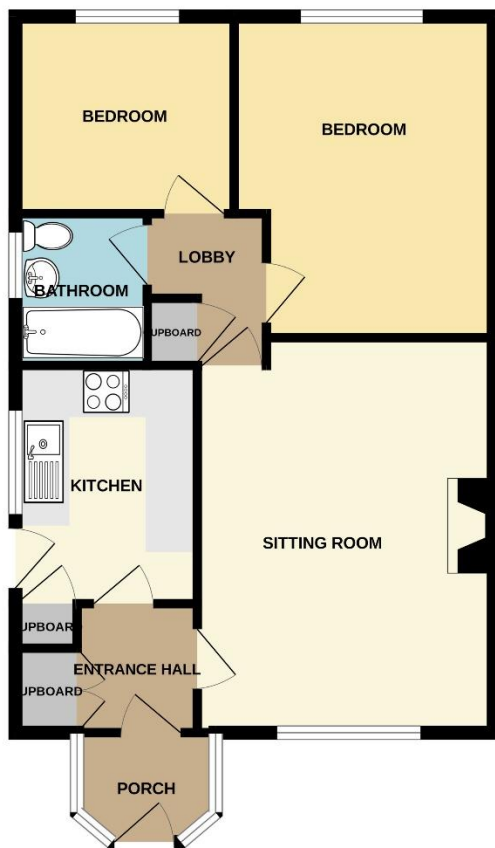




Entrance Porch	
Entrance Hall	
Kitchen	10' 0" x 7' 5" (3.05m x 2.26m) Door opening to rear garden.
Sitting/Dining Room	16' 8" x 12' 3" (5.08m x 3.73m) maximum.
Lobby Area	Leading to bedrooms and bathroom.
Bedroom 1	13' 4" x 10' 8" (4.06m x 3.25m) maximum.
Bedroom 2	9' 1" x 8' 2" (2.77m x 2.49m)
Bathroom	6' 3" x 5' 5" (1.90m x 1.65m)
Outside	Driveway parking, single garage and private garden.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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