



GIBBINS RICHARDS 
Making home moves happen

15 Bovet Close, Taunton TA1 4NY
Guide Price £315,000

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A beautifully presented and very cleverly amended three bedroomed semi detached home forming part of this cul-de-sac close in the popular Galmington area of Taunton. The property sits within Castle school catchment and is within easy access of Taunton college and Musgrove Park Hospital. The position of the property is enviable due to it being towards the end of the cul-de-sac with no passing traffic.

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

15 Bovet Close is accessed via a front driveway to a side entrance door into a small entrance hall. There is a modern fitted kitchen to the front and to the rear, a large reception room which in turn opens out to a lovely conservatory, which overlooks the garden. The current owners have amended the garage to form a small utility room and ground floor bathroom, which is accessed via a door by the stairs. On the first floor there are three bedrooms and a family shower room. Most noteworthy is the beautiful and sunny enclosed private garden, which is accessed from the conservatory and has a beautiful patio area to the side and rear as well as a raised lawn. The gardens are remarkably private and benefit from a great deal of sunlight. The house has been refurbished to a very high standard throughout and an internal viewing is highly recommended.

END OF CUL-DE-SAC THREE BEDROOMED SEMI DETACHED
MUCH IMPROVED INTERNALLY AND EXTENALLY
AMENDED GROUND FLOOR TO INCORPORATE A GARAGE CONVERSION
CONSERVATORY
TWO BATHROOMS
MODERN FITTED KITCHEN
SUPER ENCLOSED REAR GARDEN
OFF STREET PARKING FOR TWO CARS
CASTLE SCHOOL CATCHMENT
CLOSE TO MUSGROVE PARK HOSPITAL





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Entrance Hall

Kitchen 10' 10" x 7' 5" widening to 10' 2" (3.30m x 2.26m)
Integrated appliances.

Sitting Room 18' 5" x 12' 1" (5.61m x 3.68m) Including the staircase.

Conservatory 14' 6" x 8' 4" (4.42m x 2.54m)

Utility Room
(former garage) 7' 5" x 4' 2" (2.26m x 1.27m) Leading to;

Bathroom
(former garage) 7' 4" x 5' 2" (2.23m x 1.57m)

First Floor
Landing Airing cupboard.

Bedroom 1 10' 2" x 9' 3" (3.10m x 2.82m) Plus door recess. Built-in wardrobes.

Bedroom 2 10' 3" x 8' 8" (3.12m x 2.64m) Plus door recess.

Bedroom 3 8' 9" x 7' 2" (2.66m x 2.18m)

Shower Room 6' 7" x 5' 5" (2.01m x 1.65m)

Outside To the front of the property is off street parking for two cars and non restricted parking around the close. To the rear is a super sunny patio area and a raised lawn as well. The patio extends to the side of the property where there is currently ample seating and entertaining space and a side gate leading back to the front. The gardens are superbly enclosed and bordering by fencing and mature hedging.



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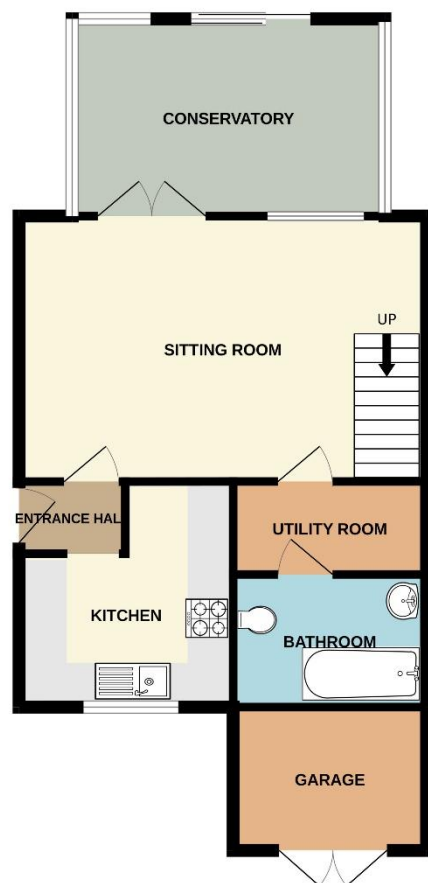


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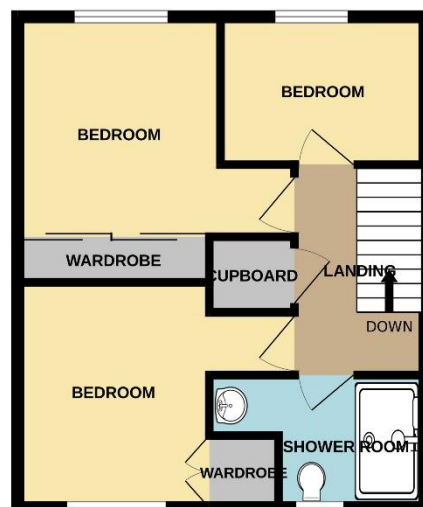


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GROUND FLOOR



1ST FLOOR



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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.

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