



Mow Barton, The Fairways, Sherford, Taunton TA1 3PA

£375,000

GIBBINS RICHARDS 
Making home moves happen

A brilliantly positioned and beautifully presented three bedroomed detached house, located to the south side of Taunton town centre and offering low maintenance and convenient living, which will suit many types of buyer.

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

Mow Barton was originally a show home when the estate was first built and is near the turning to The Fairways development, a popular cul-de-sac sector of Sherford, which was erected in the mid 90's. This particular property has its own off street parking and garage, as well as a large entrance hall. There is then a sitting room, dining room and kitchen. To the first floor are three bedrooms and a bathroom. Most noteworthy, is a wonderfully enclosed and mature rear garden, which is a real sun trap and a haven for wildlife, whilst also benefitting from being fitted with 'Rainpod' pressurised water butt systems. It is a level walk or cycle into the town, through Vivary Park, without a single road to cross, as well as a frequent bus service. The property is in good order throughout and is offered to the market with no onward chain. There is also double glazing and gas central heating.

POPULAR SOUTH SIDE LOCATION
MODERN DEVELOPMENT
NO ONWARD CHAIN
THREE BEDROOMS
TWO RECEPTION ROOMS
BEAUTIFUL PRIVATE REAR GARDEN
OFF STREET PARKING
GARAGE
CLOSE WALK TO TAUNTON TOWN CENTRE AND VIVARY PARK
VIEWING HIGHLY RECOMMENDED



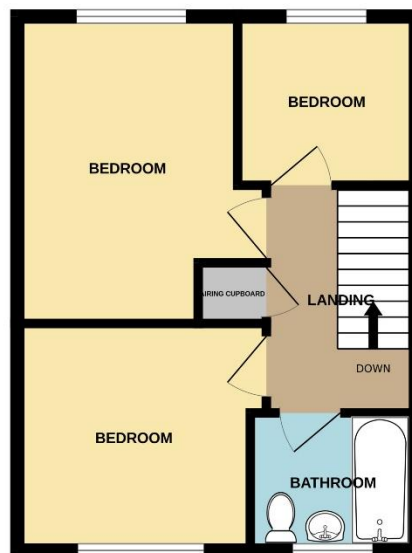


Entrance Porch	6' 8" x 5' 5" (2.03m x 1.66m)
Sitting Room	16' 6" x 11' 8" (5.02m x 3.56m)
Dining Room	10' 5" x 8' 3" (3.17m x 2.51m)
Kitchen	10' 5" x 8' 3" (3.17m x 2.51m)
First Floor Landing	Airing cupboard.
Bedroom 1	12' 8" x 10' 3" (3.87m x 3.13m)
Bedroom 2	10' 3" x 9' 5" (3.13m x 2.86m)
Bedroom 3	7' 5" x 7' 0" (2.25m x 2.13m)
Bathroom	6' 10" x 5' 8" (2.08m x 1.73m)
Outside	Driveway parking to the front of the property along with a paved and lawned seating area, behind the railings, that benefits from the late afternoon sun. Garage 17' 0" x 8' 7" (5.19m x 2.61m). A wonderful and enclosed rear garden, largely planted with evergreens.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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.



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