



33 Compton Close, Taunton TA2 7UD
£220,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed terraced home located in an ever-popular cul de sac road, close to Taunton station and other amenities. The property is offered to the market with no onward chain and an early viewing is strongly advised. Tenure: Freehold / Energy Rating C / Council Tax band B

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The house, built in 1999 has had one owner since new. It is now available with no onward chain and is deemed an ideal first timer buy or rental investment. The front door accesses a small entrance lobby which in turn leads to the sitting room with stairs to the first floor.

There is a kitchen / dining room to the rear with double doors leading out to the enclosed rear garden. On the first floor are two good sized bedrooms, each with storage, and a bathroom. In all a brilliant property, well priced and ready to buy!

NO ONWARD CHAIN
TWO BEDROOMED TERRACED HOUSE
FIRST TIME FOR SALE SINCE NEW IN 1999
SITTING ROOM. KITCHEN / DINING ROOM
TWO DOUBLE BEDROOMS
BATHROOM
OFF STREET PARKING FOR TWO CARS
CUL DE SAC POSITION
VIEWING STRONGLY ADVISED





Entrance Hall

Sitting Room 13' 8" (including stairs) x 13' 2" (4.16m x 4.01m)

Kitchen / Breakfast Room 13' 7" x 8' 1" (4.14m x 2.46m)

First Floor Landing

Bathroom 6' 7" x 5' 4" (2.01m x 1.62m)

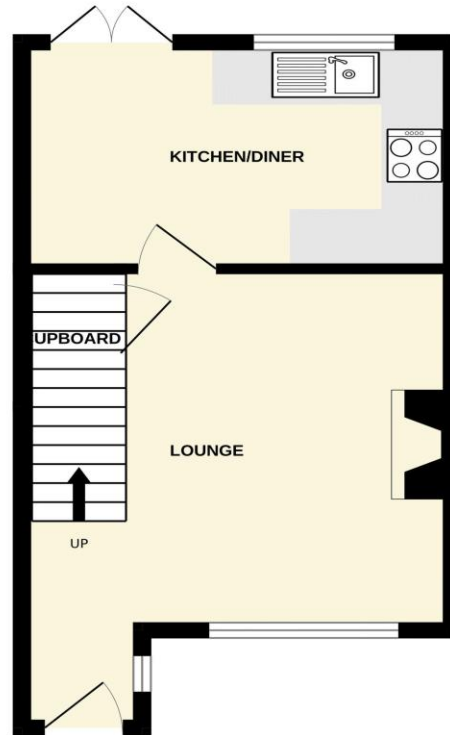
Bedroom Two 10' 6" x 8' 4" (3.20m x 2.54m) With fitted wardrobes

Bedroom One 11' 3" x 10' 4" (3.43m x 3.15m) Storage cupboard

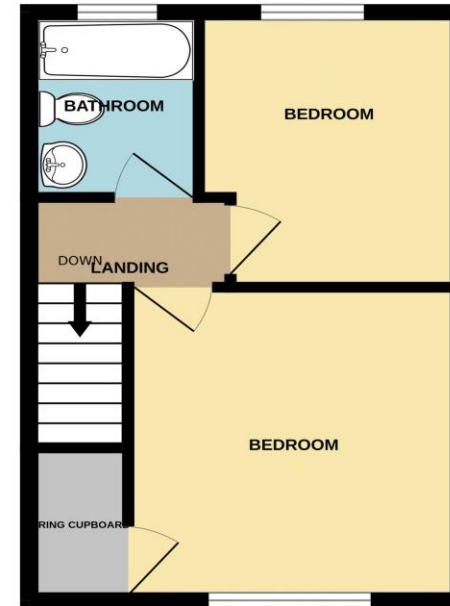
Outside To the front is off street parking for two cars, whilst to the rear is an enclosed, west facing garden with rear pedestrian access.



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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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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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