



GIBBINS RICHARDS 
Making home moves happen

28 Ryburn Close, Taunton TA1 2RH
£155,000

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Situated in the ever popular Blackbrook area this one bedroom back to back home offers a great opportunity for first time buyers or investors, early viewing is advised. The property comprises, entrance porch, sitting/dining room and kitchen on the ground floor. On the second floor there is a good size double bedroom with built in storage and bathroom. There is a flat garden laid to lawn and one allocated parking space.

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

Ryburn Close is a quiet cul-de-sac in the desirable area of Blackbrook, to south-east of Taunton, 2.1 miles from the town centre. Junction 25 of the M5 and the A38 are easily accessible for commuting. Nearby there is a doctor's surgery, pharmacy, small shopping parade and supermarkets.

TERRACED HOUSE

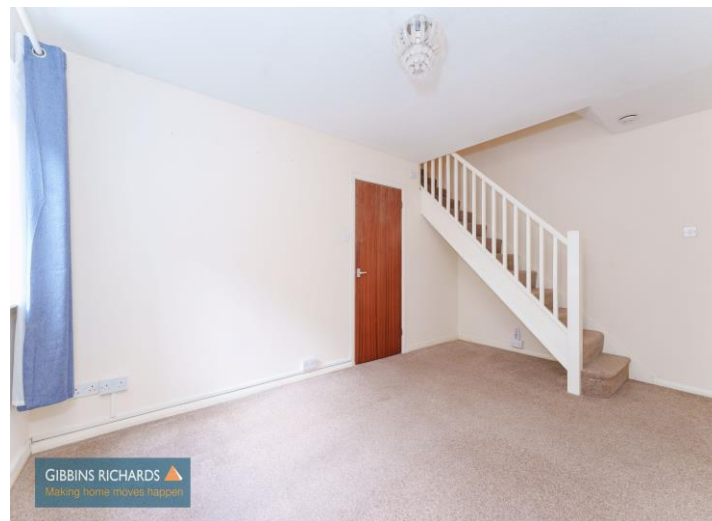
ONE DOUBLE BEDROOM

ALLOCATED PARKING

SOUGHT AFTER RESIDENTIAL AREA

IDEAL STARTER HOME OR INVESTMENT

NO ONWARD CHAIN



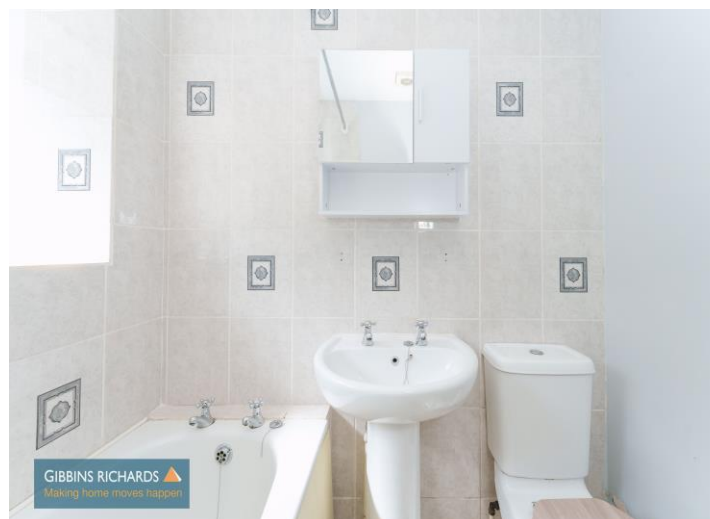


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| | |
|---------------------|--|
| Entrance Porch | 5' 5" x 4' 0" (1.65m x 1.22m) Leading to the sitting room. |
| Sitting Room | 10' 1" x 14' 5" (3.07m x 4.39m) |
| Kitchen | 11' 2" x 4' 6" (3.40m x 1.37m) |
| First Floor Landing | Storage cupboard. |
| Bedroom | 11' 2" x 9' 1" (3.40m x 2.77m) With built in wardrobes. |
| Bathroom | 5' 5" x 5' 0" (1.65m x 1.52m) |
| Outside | There is a garden to the front of the property which is laid to lawn and an allocated parking space. |



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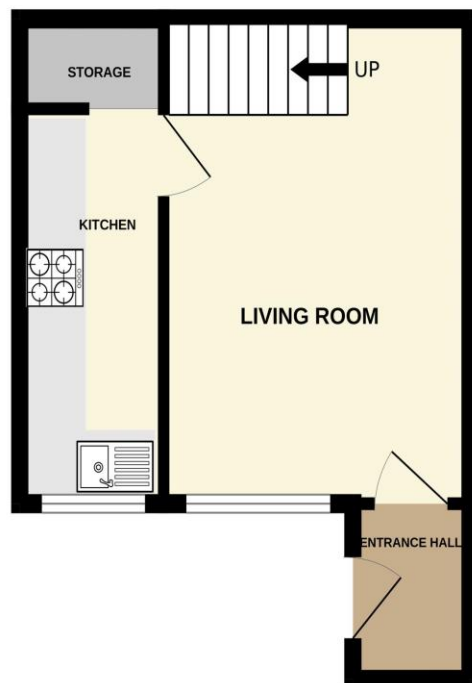


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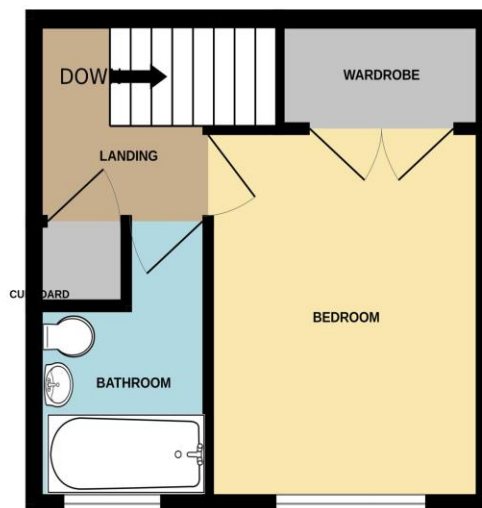


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GROUND FLOOR



1ST FLOOR



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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