



4 Queens Gate Terrace, Queen Street, Taunton, TA1 3AB
£165,000

GIBBINS RICHARDS 
Making home moves happen

Two bedroom end of terrace town house. The property is conveniently located close to the town centre, railway station and has good local amenities on the door step. The accommodation consists of an open plan kitchen/lounge/diner, 2 bedrooms both with en-suites. Utility room. AVAILABLE WITH NO CHAIN. Energy rating: C-75

THE PROPERTY

Near to the town this two bedroom town house is a perfect opportunity for first time buyers, investors or those looking for the convenience of town. The property is well presented and has gas central heating and UPVC double glazing throughout. Externally the property has access to a private lock up suitable for storing bikes.

2 BEDROOMS

TOWN CENTRE LOCATION

GAS CENTRAL HEATING AND DOUBLE GLAZING

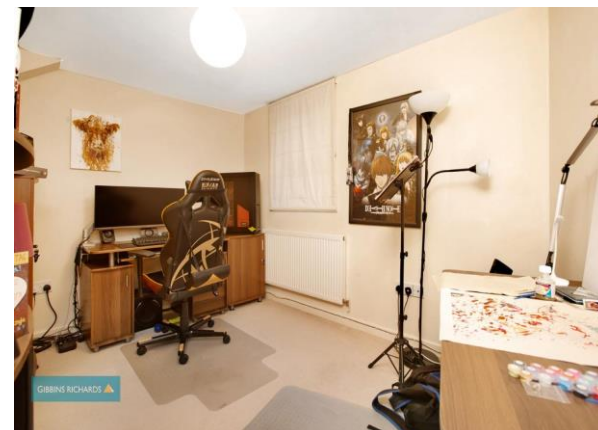
NO CHAIN

Open Plan Living Room/Kitchen	21' 6" x 9' 11" (6.55m x 3.02m)
Bedroom 1	11' 1" x 12' 9" (3.38m x 3.88m)
En-suite Bathroom	5' 10" x 5' 9" (1.78m x 1.75m)
Bedroom 2	11' 1" x 8' 1" (3.38m x 2.46m)
En-suite Shower Room	7' 7" x 4' 0" (2.31m x 1.22m)
Utility	6' 2" x 5' 9" (1.88m x 1.75m)



TOTAL FLOOR AREA: 73.4 sq.m. (790 sq.ft.) 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. Made with Metagix ©2020



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case.

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