



GIBBINS RICHARDS 
Making home moves happen

14 Bowood Road, Taunton TA2 7QE
£315,000

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A very well extended three bedroomed 1930's semi, located in a popular north Taunton cul-de-sac. The property has been extended to the rear and offers excellent family living space in a popular part of town.

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

14 Bowood Road is a traditional 1930's three bed semi which has been extended to the rear to create a larger kitchen/breakfast room. There is still two reception rooms, sitting room and dining room to the main original house, as well as a downstairs cloakroom and to the first floor, three bedrooms and a family bathroom. The property is brilliantly augmented by a large westerly facing rear garden with good sized studio/summerhouse and additional store shed. There is parking to the front for two cars and the property benefits from gas central heating and double glazing throughout. A brilliant family home in a popular residential road. Viewing is highly recommended.

TRADITIONAL THREE BED 1930'S SEMI
POPULAR CUL-DE-SAC POSITION
LARGE WESTERLY FACING GARDENS
EXTENDED TO THE REAR
TWO RECEPTION ROOMS
GROUND FLOOR CLOAKROOM
FIRST FLOOR BATHROOM
OFF STREET PARKING FOR TWO CARS





Entrance Hall	12' 7" x 6' 10" (3.83m x 2.08m)
Sitting Room	10' 2" plus bay window x 10' 2" (3.10m x 3.10m)
Dining Room	11' 2" x 10' 3" (3.40m x 3.12m)
Kitchen/ Breakfast Room	21' 7" x 9' 3" (6.57m x 2.82m) maximum.
Cloakroom	With wc and corner hand wash basin.
First Floor Landing	
Bedroom 1	11' 5" x 10' 2" (3.48m x 3.10m)
Bedroom 2	11' 9" x 9' 1" (3.58m x 2.77m)
Bedroom 3	8' 1" x 7' 1" (2.46m x 2.16m)
Shower Room	6' 10" x 6' 0" (2.08m x 1.84m)
Outside	Off street parking to the front of the property for two cars. Enclosed rear garden with mature hedging, trees and Summerhouse 16' 1" x 7' 0" (4.90m x 2.13m) and a good sized workshop.



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



GARDEN CABIN
104 sq.ft. (9.6 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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