



GIBBINS RICHARDS 

37 Newbarn Park Road, Taunton TA1 4NF

£285,000

GIBBINS RICHARDS 
Making home moves happen

This semi-detached property is located in a favoured residential area and has been modernised to a high standard. The accommodation consists of; entrance hall, sitting room, open plan kitchen/diner, three bedrooms and family bathroom. Externally the property has a paved driveway, south facing garden and garage.

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

The property has been up-graded by the current owners and improvements include a modern kitchen fitted with 'Neff' self-cleaning oven as well as other integrated appliances, metal fuse board, re-fitted front and rear doors as well as general decoration throughout. To the outside there is a paved driveway, landscaped rear garden facing south and garage situated in a nearby block. Located within the heart of 'Galmington' on the south side of Taunton. The property is within walking distance of Musgrove Park Hospital as well as being in the catchment for outstanding primary and secondary schools. The town centre is approximately one and a half miles distant.

THREE BED SEMI-DETACHED HOME
PAVED DRIVEWAY FOR TWO CARS
GARAGE IN NEARBY BLOCK
LANDSCAPED REAR GARDEN
OPEN PLAN KITCHEN/DINER
GAS CENTRAL HEATING
DOUBLE GLAZED
OUTSTANDING SCHOOL CATCHMENT

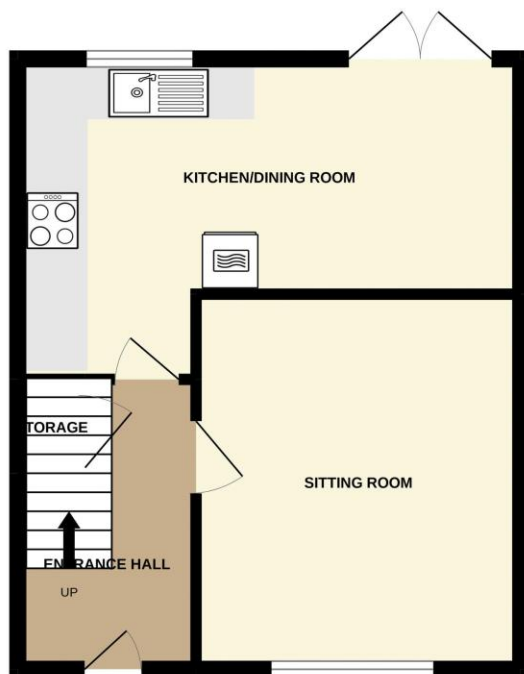




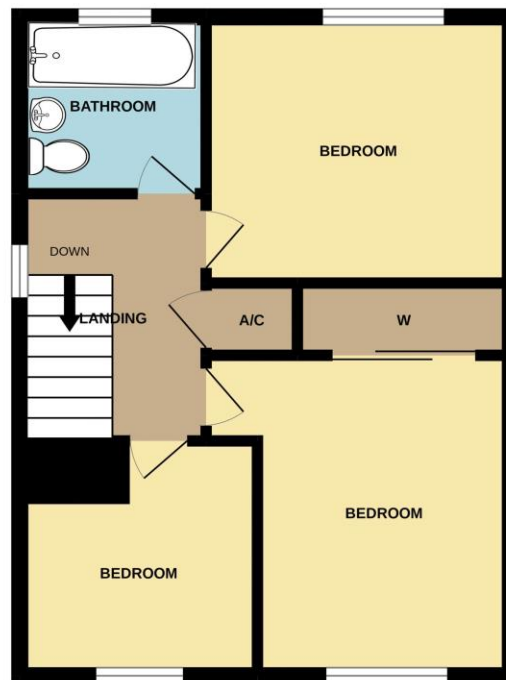
Entrance Hall	11' 7" x 5' 8" (3.53m x 1.73m) With understair storage cupboard.
Sitting Room	12' 9" x 11' 1" (3.88m x 3.38m)
Kitchen/Diner	17' 3" x 9' 9" (5.25m x 2.97m) With French doors leading onto the garden.
First Floor Landing	Loft access which is partially boarded with ladder access.
Bedroom 1	11' 0" x 9' 6" (3.35m x 2.89m) With built-in wardrobes.
Bedroom 2	10' 5" x 9' 1" (3.17m x 2.77m)
Bedroom 3	8' 0" x 7' 4" (2.44m x 2.23m)
Bathroom	6' 6" x 6' 0" (1.98m x 1.83m) With shower over bath and heated towel rail.
Outside	South facing rear garden which is laid to lawn and patio area adjoining the property. Paved driveway to the front and garage 16' 9" x 8' 2" (5.10m x 2.49m) located in a nearby block.



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.
Made with Metropix ©2022

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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk