



54 Priory Bridge Road, Taunton TA1 1QB

£269,500

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This well presented three bedroomed semi detached home, dating back to the 1930's, is ideally located just a short distance from the town centre. The extended accommodation offers an entrance hall, sitting room that opens into the dining room, kitchen and a garden room. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from driveway parking and an enclosed rear garden.

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

This semi detached 1930's home provides extended and versatile accommodation to the ground floor. The property occupies a convenient location within walking distance of the town centre and the County Cricket Ground together with Morrisons supermarket and the mainline railway station. The accommodation is warmed by gas central heating and is double glazed throughout.

SEMI DETACHED HOME BUILT IN THE 1930'S
THREE BEDROOMS
EXTENDED GROUND FLOOR ACCOMMODATION
CONVENIENTLY LOCATED FOR A RANGE OF AMENITIES
DRIVEWAY PARKING
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
WELL PRESENTED THROUGHOUT





Entrance Hall	Stairs to first floor.
Sitting Room	11' 0" x 10' 11" (3.35m x 3.32m) With bay window and alcoves.
Dining Room	11' 10" x 9' 11" (3.60m x 3.02m)
Kitchen	17' 10" x 7' 4" (5.43m x 2.23m)
Garden Room	10' 6" x 9' 0" (3.20m x 2.74m)
First Floor Landing	
Bedroom 1	11' 3" x 11' 1" (3.43m x 3.38m) Plus bay window.
Bedroom 2	12' 0" x 11' 2" (3.65m x 3.40m)
Bedroom 3	7' 11" x 6' 11" (2.41m x 2.11m)
Bathroom	6' 11" x 5' 6" (2.11m x 1.68m)
Outside	Driveway parking to the front. Enclosed rear garden.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk