



GIBBINS RICHARDS
Making home moves happen

17 Galmington Close,, Taunton TA1 5NR
£280,000

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This three bedroomed end of terrace home is located in the desirable Galmington area of Taunton, just a short distance from Musgrove Park Hospital. Situated on a generous corner plot, the property presents excellent potential for a new driveway or side extension, offering scope for future development or value enhancement. Inside, the accommodation comprises of an entrance hall that leads into a spacious sitting room, seamlessly flowing through to the kitchen/diner and a convenient ground floor wc. The home also features a dedicated study room and versatile play room at the rear of the kitchen, which provides access to the garden. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom, all arranged for practicality. Externally the property boasts a sizable corner plot with low maintenance garden and additionally, the home benefits from off road parking for three vehicles. Energy rating:

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

Located within easy walking distance of local amenities including shops, public houses, Musgrove Park Hospital and local primary schools. The residents also enjoys excellent transport links to Taunton town centre and beyond. Heating is provided by a modern gas combination boiler.

THREE DOUBLE BEDROOMS

PARKING FOR THREE CARS

POTENTIAL TO EXTEND

DESIRABLE LOCATION

GENEROUS CORNER PLOT

GAS CENTRAL HEATING

CLOSE TO LOCAL AMENITIES





Entrance Hall

Sitting Room 15' 7" x 11' 3" (4.75m x 3.43m) including recess.

Kitchen 11' 4" x 9' 3" (3.45m x 2.82m) including recess.

Study / Play Room 15' 1" x 8' 0" (4.59m x 2.44m)

Cloakroom

First Floor Landing

Bedroom 1 11' 5" x 9' 1" (3.48m x 2.77m) including recess.

Bedroom 2 13' 0" x 9' 6" (3.96m x 2.89m)

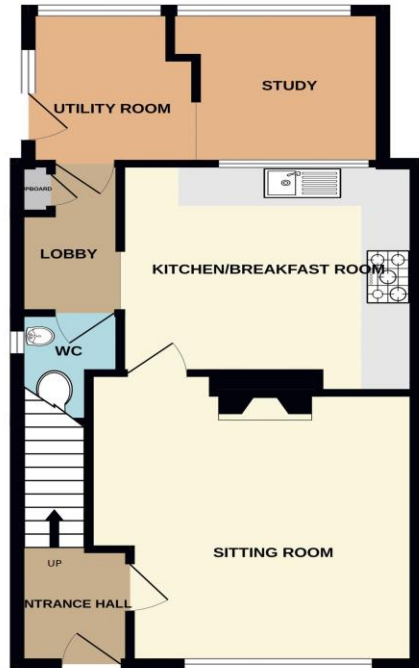
Bedroom 3 11' 1" x 6' 3" (3.38m x 1.90m)

Bathroom 7' 2" x 6' 5" (2.18m x 1.95m)

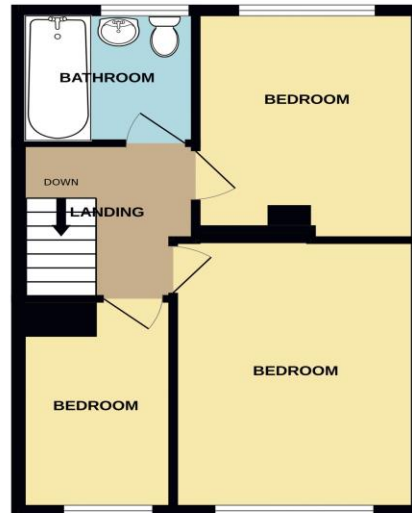
Outside



GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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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