



GIBBINS RICHARDS   
Making home moves happen

38 Ryburn Close, Taunton TA1 2RH  
£180,000

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A two bedroomed back to back home located in the sought-after residential area of Blackbrook. The accommodation consists of a kitchen, sitting/dining room, two first floor bedrooms and a bathroom. Externally the property benefits from an enclosed front garden and allocated parking. Available with no onward chain.

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

Ryburn Close is a quiet cul-de-sac in the desirable Blackbrook area, southeast of Taunton and approximately 2.1 miles from the town centre. Junction 25 of the M5 and the A38 are both easily accessible, making it convenient for commuting. Nearby amenities include a doctor's surgery, pharmacy, small shopping parade, supermarkets and Blackbrook Leisure Centre. The property is currently occupied by a tenant who would prefer to remain, offering a rental potential of £1,000 per month and making it an excellent investment opportunity.

BACK-TO-BACK HOME  
TWO BEDROOMS  
ENCLOSED FRONT GARDEN  
ALLOCATED PARKING  
PERFECT INVESTMENT/FIRST-TIME BUY  
CLOSE TO A RANGE OF AMENITIES  
GAS CENTRAL HEATING  
NO ONWARD CHAIN







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Entrance Hall	3' 8" x 3' 3" (1.11m x 1.00m)
Sitting/Dining Room	13' 11" x 12' 6" (4.25m x 3.80m) Stairs to first floor.
Kitchen	12' 6" x 5' 9" (3.80m x 1.75m)
First Floor Landing	7' 9" x 6' 6" (2.35m x 1.98m)
Bedroom 1	11' 0" x 10' 7" (3.35m x 3.22m) Fitted wardrobe. Storage cupboard.
Bedroom 2	8' 8" x 6' 0" (2.65m x 1.82m)
Bathroom	6' 6" x 5' 9" (1.98m x 1.75m)
Outside	Enclosed front garden and allocated parking.



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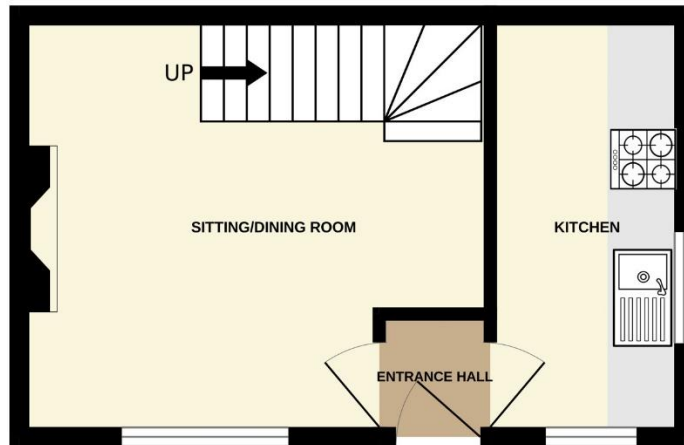


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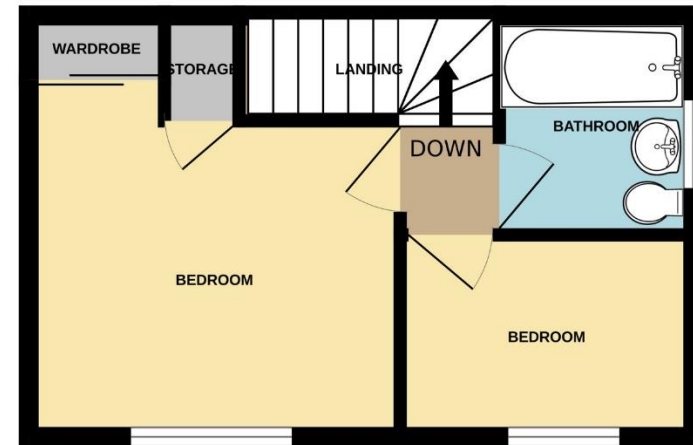


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## GROUND FLOOR



## 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.  
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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.



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 £40 + VAT (£48) **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.

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