



GIBBINS RICHARDS ▲
Making home moves happen

12 Bilberry Grove, Taunton TA1 3XN
£220,000

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No chain / Excellent value / South facing garden

A brilliant opportunity to acquire a well maintained two bedrooomed terrace home in a cul-de-sac position to the south of Taunton. Ideal for first time buyers and investors alike.

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

12 Bilberry Grove is accessed via a front entrance door into a small entrance hall where there is a cupboard housing the electricity meters. Access then into a sitting room with stairs up to the first floor and a kitchen/diner to the rear with doors opening to the rear garden. On the first floor there are two good sized bedrooms and a bathroom. The property is served by gas central heating and double glazing and is offered to the market with no onward chain. To the rear is a rather lovely enclosed south facing rear garden with pedestrian access to the rear to two off street parking spaces. in all, a very good opportunity for first time buyers, rental investors and those scaling down from something larger. Viewing is highly recommended.

616 Approximate square footage

No onward chain

Two bedrooomed mid terrace

Cul-de-sac position

South facing garden

Popular south of town location

Two parking spaces

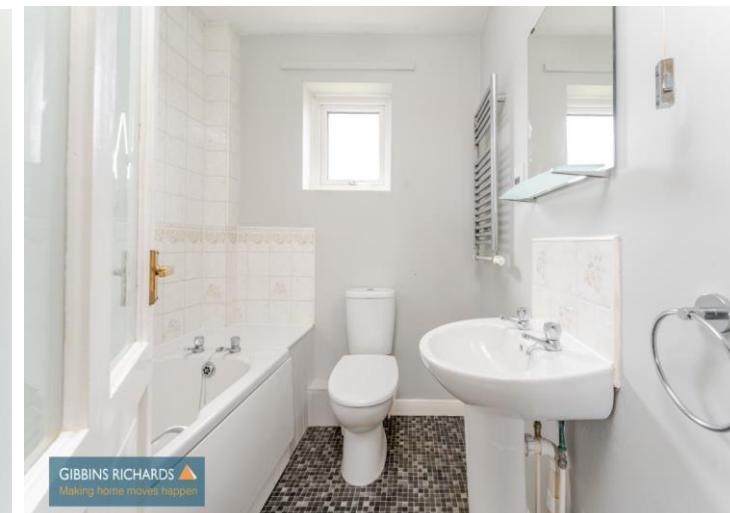
Gas central heating

Double glazing

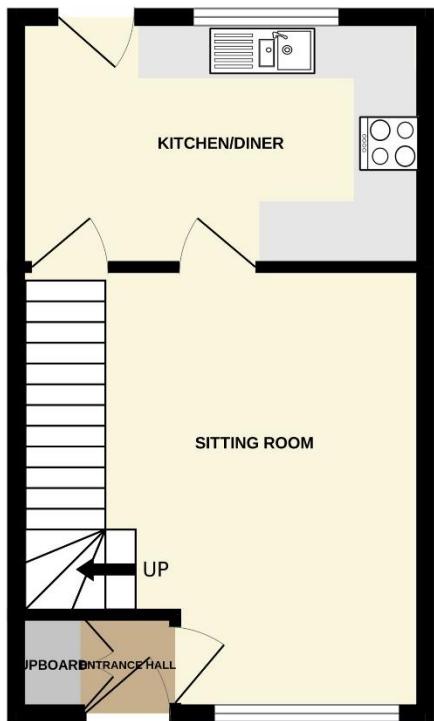




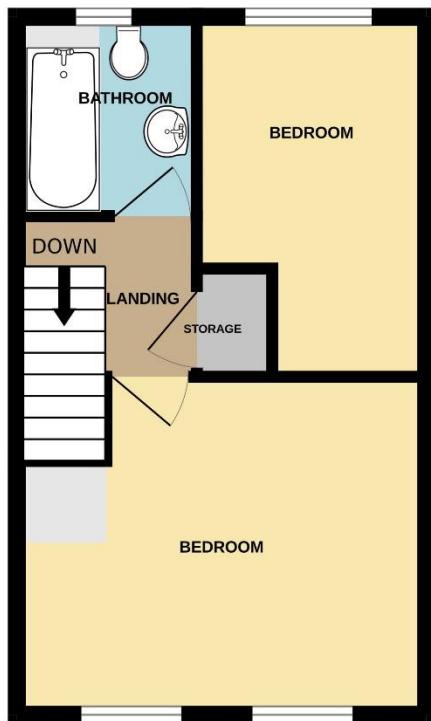
Entrance Hall	With storage cupboard.
Sitting Room	14' 8" x 13' 5" (4.47m x 4.10m)
Kitchen/Diner	13' 5" x 8' 2" (4.10m x 2.5m)
First Floor Landing	Storage cupboard.
Bedroom 1	13' 5" x 11' 1" (4.10m x 3.39m)
Bedroom 2	11' 10" x 7' 7" (3.61m x 2.30m)
Bathroom	6' 7" x 5' 11" (2.00m x 1.80m)
Outside	Enclosed south facing rear garden and is well planted with a mature holly tree, shrub borders, central lawn, shed and rear access to two parking spaces.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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.



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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