



**18 Pikes Crescent, Taunton TA1 4HS**  
**£335,000**

**GIBBINS RICHARDS**   
Making home moves happen

Detached bungalow / Private low maintenance rear garden / Garage & parking

This three bedrooomed detached bungalow is situated in the sought-after area of Sherford in Taunton, and offers well-proportioned accommodation, a private rear garden and parking, with the added benefit of no onward chain.

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

The property has been owned by the same person since its construction in 1971 and provides well-balanced accommodation comprising a sitting/dining room, kitchen, three bedrooms, and a shower room with a separate WC. Sherford is a highly regarded residential area located approximately one mile from Taunton town centre, which can be easily accessed via a pleasant walk through the picturesque Vivary Park.

94.1 square meters approximate footage

Detached bungalow

Three bedrooms

Garage & parking

Low maintenance private rear garden

Gas central heating

Sought-after residential area

Constructed in 1971

No onward chain





Entrance Porch	5' 0" x 3' 1" (1.52m x 0.93m)
Hallway	20' 5" x 18' 10" (6.22m x 5.75m) Airing cupboard.
Sitting / Dining Room	19' 5" x 14' 5" (5.93m x 4.40m)
Kitchen	10' 1" x 8' 8" (3.07m x 2.64m) Containing the gas fired central boiler.
Bedroom 1	11' 0" x 10' 5" (3.35m x 3.17m)
Bedroom 2	11' 0" x 8' 9" (3.35m x 2.66m)
Bedroom 3	10' 7" x 7' 2" (3.22m x 2.18m)
Shower Room	5' 5" x 5' 4" (1.65m x 1.62m)
WC	5' 7" x 2' 6" (1.70m x 0.76m)
Outside	To the front of the property is driveway parking and garage 16' 2" x 8' 0" (4.92m x 2.44m). Private low maintenance rear garden.



GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, 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 not 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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