



11 Pyrland Avenue, Taunton TA2 7BD
£269,950

GIBBINS RICHARDS 
Making home moves happen

Three bedrooms / Garage & parking / No onward chain This three bedoomed terraced home offers flexible living accommodation, complemented by two reception rooms and a conservatory/sunroom extension. Outside, the property benefits from off-road parking, a garage, outbuildings and a private rear garden.

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

Pyrland Avenue is situated just off Cheddon Road on the northern side of Taunton, with local shops, a primary and secondary school within easy reach. The location also provides convenient access to the town centre, Taunton's mainline railway station, and the M5 motorway at Junction 25.

86.2 Approximate square meters

Mid Terrace

Three bedrooms

Two reception rooms

Conservatory/sunroom extension

Off-road parking and a garage

Outbuildings and a private rear garden

Close to local amenities



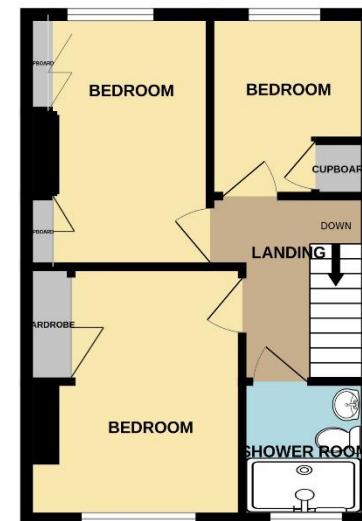


Entrance Porch	3' 1" x 2' 9" (0.93m x 0.83m)
Hallway	14' 8" x 5' 9" (4.48m x 1.76m) Storage cupboards.
Cloakroom	
Sitting Room	15' 1" x 9' 9" (4.59m x 2.97m) maximum.
Dining Room	12' 0" x 9' 9" (3.65m x 2.97m) Containing the back boiler.
Conservatory / Sun Room	12' 2" x 12' 1" (3.71m x 3.68m)
Kitchen	12' 6" x 5' 3" (3.81m x 1.60m)
First Floor Landing	
Bedroom 1	11' 7" x 8' 3" (3.53m x 2.51m) Fitted wardrobe.
Bedroom 2	11' 7" x 7' 2" (3.53m x 2.18m) Fitted wardrobe.
Bedroom 3	8' 3" x 6' 9" (2.51m x 2.06m) Including the airing cupboard.
Shower Room	6' 3" x 5' 4" (1.90m x 1.62m)
Outside	There is off-road parking to the front of the property. Private rear garden, garage with electric door 15' 9" x 7' 7" (4.80m x 2.31m) and outbuildings (brick built shed 11' 4" x 7' 5" (3.45m x 2.26m) and timber shed 11' 8" x 8' 9" (3.55m x 2.66m).



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 is given as to their operability or efficiency can have been 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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