



20 Gill Crescent, Taunton TA1 4NR
£230,000

GIBBINS RICHARDS 
Making home moves happen

Two bedrooms / End of terrace / Popular residential address

This is a brilliant opportunity to acquire a two bedroomeed end of terrace property in a popular residential road.

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

Being in a popular crescent location in Galmington, to the south west of Taunton town centre, this two bedroomeed end of terrace property has much to offer a first time buyer or rental investor. With off street parking for two cars, the end of terrace property has an entrance hall, sitting room, central kitchen and extended rear conservatory, which opens out to a enclosed rear garden. On the first floor are two double bedrooms and a family bathroom. Whilst the property could do with some internal upgrading, it is well priced to appeal to the first time buyer or investor market and sits in a very favourable position within Castle School catchment, Musgrove Park Hospital and the college. An internal viewing is highly recommended.

64.0 approximately square meters

Two bedrooms

End of terrace

Extended to the rear

Enclosed rear garden

Off street parking

Popular location

Close to shops and amenities

Gas central heating

Double glazing





Entrance Porch

Sitting Room 16' 8" x 11' 8" (5.08m x 3.55m)
Inclusive of the stairs.

Kitchen 11' 7" x 9' 1" (3.53m x 2.77m)

Conservatory 9' 3" x 7' 4" (2.82m x 2.23m)

First Floor Landing Access to loft space.

Bedroom 1 11' 9" x 7' 11" (3.58m x 2.41m)

Bedroom 2 11' 9" x 9' 5" (3.58m x 2.87m)

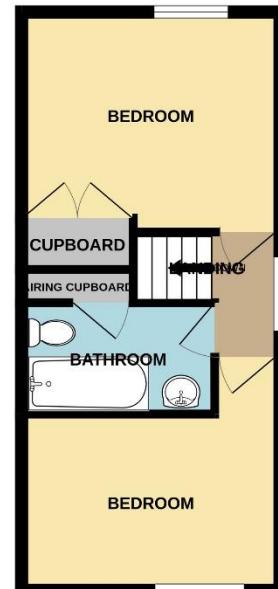
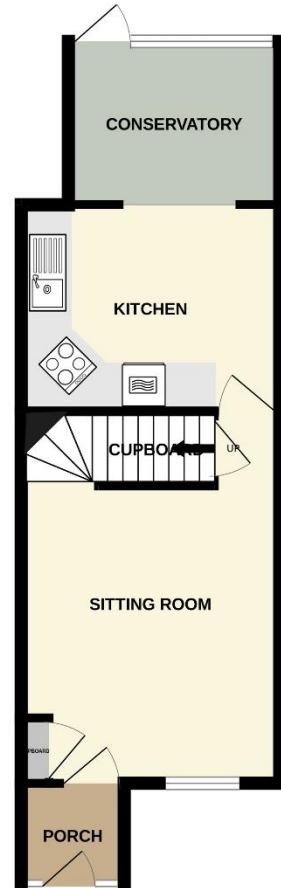
Bathroom

Outside Off street parking. Enclosed rear garden with decking and lazy lawn, timber shed and side access to the front of the property.



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



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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