



GIBBINS RICHARDS
Making home moves happen

16 Ladymead Road, Taunton TA2 7RR

£229,950

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***End-of-terrace home *Three bedrooms *Front & rear gardens ***

A well-presented three bedroomed end-of-terrace home, ideally situated close to a range of local amenities.

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

The property offers spacious and versatile accommodation, including an entrance porch, two reception rooms and a kitchen, along with three first-floor bedrooms and a re-fitted shower room. The accommodation is warmed by gas central heating via a combination boiler (installed in 2018) and further benefits from double glazed windows, replaced in 2019. Positioned along a pedestrian pathway, the home enjoys a peaceful setting with no passing traffic. It is conveniently located within walking distance of Taunton Academy, Wellsprings Leisure Centre and local shops, while the picturesque Quantock Hills are also within easy reach. A regular nearby bus service provides access into the town centre.

91.5 Approximate square meters

End of terrace home

Three bedrooms

Two reception rooms

Front & rear gardens

Gas central heating

Close to a range of amenities

Well presented accommodation





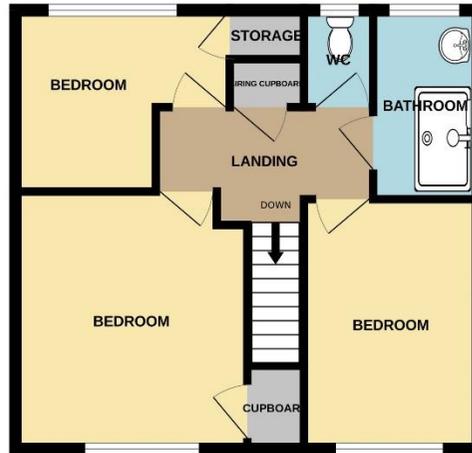
Entrance Porch	9' 3" x 2' 8" (2.83m x 0.82m)
Sitting Room	20' 5" x 10' 9" (6.22m x 3.27m)
Dining Room	10' 4" x 8' 2" (3.15m x 2.49m)
Kitchen	11' 0" x 9' 7" (3.35m x 2.92m) maximum
Utility Room	5' 11" x 5' 3" (1.81m x 1.61m)
Utility Area	7' 3" x 5' 11" (2.21m x 1.81m)
First Floor Landing	12' 1" x 10' 3" (3.69m x 3.12m) Airing cupboard.
Bedroom 1	11' 7" x 11' 0" (3.53m x 3.35m) maximum. Storage cupboard.
Bedroom 2	11' 7" x 8' 2" (3.53m x 2.49m)
Bedroom 3	8' 4" x 6' 6" (2.54m x 1.98m) Storage cupboard.
Shower Room	8' 5" x 4' 9" (2.56m x 1.45m)
WC	4' 5" x 3' 1" (1.35m x 0.94m)
Outside	Positioned along a pedestrian pathway, the home enjoys a peaceful setting with no passing traffic and benefits from front and rear gardens.



GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.5 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.



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