



19 Holly Close, Taunton TA1 2QW

£225,000

GIBBINS RICHARDS 
Making home moves happen

*** Garage & parking * Quiet cul-de-sac * Three bedrooms ***

A three bed roomed terraced home offered to the market with no onward chain, presenting an excellent opportunity for buyers looking to modernise and add their own personal touch.

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

Tucked away in a quiet cul-de-sac location just off Hawthorn Road, the property enjoys a pleasant position backing onto allotments and is only a short distance from a recreational area and local playing fields. Well-regarded primary and secondary schools are within easy reach, making it ideal for families.

The accommodation is versatile, comprising two reception rooms, a kitchen, a downstairs cloakroom, and a generous storage cupboard. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an integral garage with an up-and-over door and internal access, off-road parking for one vehicle, and a private rear garden with pedestrian access. The town centre is just over a mile away and offers a wide range of shopping, dining, and leisure facilities, while a regular bus service provides convenient access. For commuters, Junction 25 of the M5 motorway is within two miles, along with the Hankridge Farm Retail Park, ensuring excellent transport connections and everyday amenities close at hand.

103.1 Approximate Square meters

Terraced home

Three bedrooms

Integral single garage

Parking for one car

Private rear garden

Two reception rooms

Requires modernisation

Quiet cul-de-sac position

No onward chain

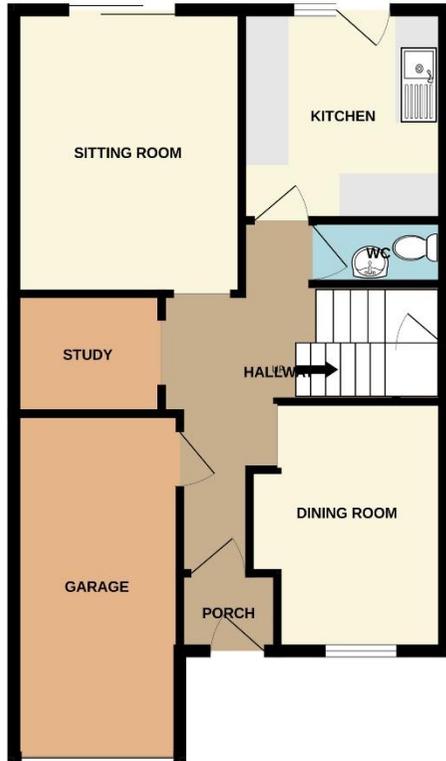




Entrance Porch	4' 6" x 3' 7" (1.38m x 1.09m)
Hallway	16' 3" x 13' 1" (4.96m x 4.00m)
Cloakroom	6' 1" x 2' 11" (1.86m x 0.89m)
Sitting Room	13' 1" x 10' 7" (3.99m x 3.23m)
Study	6' 10" x 5' 6" (2.09m x 1.68m)
Kitchen	9' 9" x 9' 5" (2.96m x 2.87m)
First Floor Landing	Storage cupboard. Airing Cupboard.
Bedroom 1	15' 3" x 10' 4" (4.64m x 3.16m)
Bedroom 2	11' 5" x 11' 5" (3.48m x 3.47m)
Bedroom 3	11' 4" x 10' 4" (3.46m x 3.16m)
Bathroom	9' 10" x 6' 6" (3.00m x 1.97m)
Outside	Integral garage with an up-and-over door and internal access, off-road parking for one vehicle, and a private rear garden with pedestrian access.



GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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