



GIBBINS RICHARDS 
Making home moves happen

5 Wren Close, Bishops Hull, Taunton TA1 5EZ

£225,000

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A larger than average two bedroomed terraced home in a brilliantly convenient and level position. The property has no onward chain and is an ideal opportunity for first time buyers and rental investors alike.

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

The house is accessed over a front garden to a front door which leads to an entrance hall. There is a door through to a large front-to-back kitchen/dining room and also a second door through to a sitting room. The first floor has two excellent sized double bedrooms each with storage areas a separate WC and a bathroom. Worth noting is the newly-sized first floor windows, which allows for more light and a better outlook than the narrow windows it was built with. Externally there are front gardens and to the rear and enclosed area of garden with a store shed and rear pedestrian access.

Wren Close is excellently located just off Heron Drive, which provides level and convenient access through to Taunton College, Castle school, Tesco superstore and the town centre. It is also very well located for Musgrove Park Hospital.

Approx. 75 sq m.
Excellent sized two bedroom terrace
No onward chain
Large kitchen diner
Double glazing and central heating
Excellent position close to amenities
Front and rear gardens
A short level walk to Longrun Meadow





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Entrance Hall

Kitchen/Diner 10' 6" x 19' 6" (3.20m x 5.94m)

Sitting Room 13' 6" x 10' 4" (4.11m x 3.15m)

First Floor Landing

WC

Bathroom

Bedroom One 13' 6" x 10' 8" (4.11m x 3.25m) With wardrobe recess

Bedroom Two 13' 8" x 8' 6" (4.16m x 2.59m)

Outside

There is an open plan area of garden to the front. To the rear there is an enclosed garden, mainly laid to lawn, with a store shed and rear pedestrian access.



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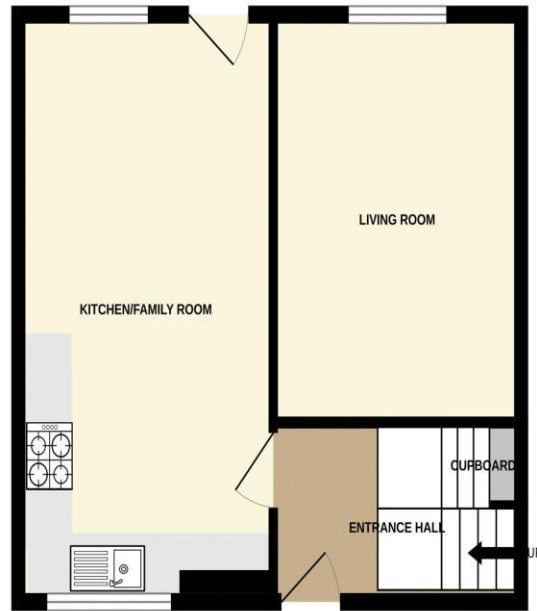


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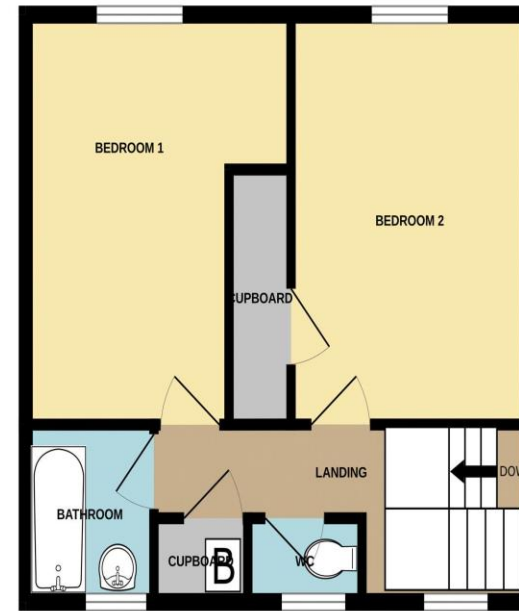


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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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