



13 Galmington Lane, Taunton TA1 5DG

£328,000

GIBBINS RICHARDS   
Making home moves happen

Semi-detached home / Private rear garden / Garage & parking /

This well-presented three bedroom semi-detached home is situated in the popular Galmington area on the south side of Taunton and benefits from a predominantly west-facing rear garden, garage, and driveway parking. Energy rating: D-63

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

Set back from the road, the property enjoys a generous frontage along with a private west-facing rear garden backing onto allotments. The accommodation is warmed by gas central heating via a combination boiler and benefits from double glazing throughout. Galmington Lane is conveniently located for Musgrove Park Hospital, Castle School and Bridgwater & Taunton College, while Taunton town centre, with its wide range of shopping and leisure facilities, lies just under one mile away.

95.6 square meters footage  
Semi-detached home  
Three bedrooms  
Private rear garden backing onto allotments  
Garage & driveway parking  
Located close to a range of amenities  
Catchment area for outstanding schools  
Well-presented throughout  
Gas central heating via a combination boiler

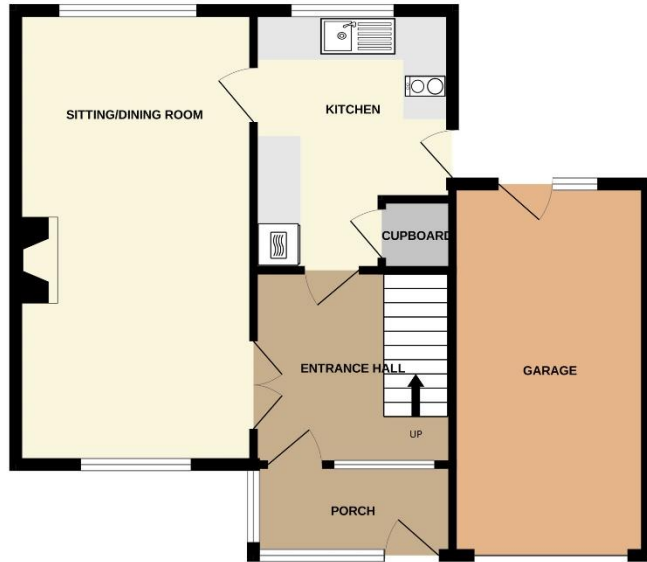




Entrance Porch	9' 10" x 4' 0" (2.99m x 1.22m)
Entrance Hall	9' 0" x 5' 10" (2.74m x 1.78m)
Sitting / Dining Room	20' 11" x 11' 0" (6.37m x 3.35m)
Kitchen	11' 11" x 9' 0" (3.63m x 2.74m)
First Floor Landing	Airing cupboard containing the gas fired combination boiler.
Bedroom 1	11' 0" x 11' 0" (3.35m x 3.35m)
Bedroom 2	11' 0" x 8' 0" (3.35m x 2.44m)
Bedroom 3	9' 0" narrowing to 5' 10" x 8' 10" narrowing to 4' 10" (2.74m x 2.69m). Storage cupboard.
Bathroom	7' 0" x 5' 0" (2.13m x 1.52m)
Outside	To the front of the property is a lawned garden and driveway leading to a single garage 17' 0" x 8' 11" (5.18m x 2.72m) with light, power and electric roller door as well as a pedestrian gate. The rear garden is laid to lawn with patio area and enclosed by wooden fencing.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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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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