



GIBBINS RICHARDS  
**FOR SALE**  
01823 332828  
Making home moves happen

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3 Calvados Road, Taunton TA1 2LA  
**£215,000**

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**\*Spacious accommodation \*Two double bedrooms \*Garage \***

A spacious two bedroomed ex-local authority home with a low-maintenance rear garden and garage, conveniently located for local amenities.

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

This well-proportioned property offers generous living space throughout, including a kitchen, dining room, comfortable sitting room, and a conservatory extension leading off the kitchen. To the first floor are two good-sized double bedrooms and a family bathroom. The rear garden is designed for low maintenance and provides access to a useful garage.

Ideally situated within easy reach of a local shopping parade, medical centre, and primary school, the property also benefits from being just over a mile from Taunton town centre and within convenient access of the M5 at Junction 25.

Approx 1131 sq.ft./ 105.10 sq.m,

Terrace home

Two double bedrooms

Low maintenance rear garden

Single garage

Close to a range of amenities

Conservatory extension

Gas central heating

No onward chain





Entrance Hall	
Sitting Room	12' 9" (max) x 11' 4" (3.88m (max) x 3.45m)
Dining Room	9' 0" x 8' 8" (2.74m x 2.64m)
Kitchen	10' 5" (max) x 9' 0" (3.17m (max) x 2.74m)
Conservatory	8' 6" x 8' 4" (2.59m x 2.54m)
Bedroom	13' 4" x 9' 5" (4.06m x 2.87m) Fitted wardrobe & combi boiler
Bedroom	11' 5" x 10' 0" (3.48m x 3.05m)
Bedroom	11' 5" x 10' 4" (3.48m x 3.15m)
Shower Room	8' 5" x 5' 9" (2.56m x 1.75m)
Outside	Front and rear gardens, Single garage and off road parking



GROUND FLOOR



1ST FLOOR



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.



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.