



GIBBINS RICHARDS ▲

22 Witham Close, Taunton TA1 2RR

£215,000

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Making home moves happen

***Well-presented accommodation * Tandem parking for two cars *
Private low-maintenance rear garden ***

A well-presented two bedroomed semi-detached home in the sought-after Blackbrook area of Taunton, conveniently located close to a range of local amenities.

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

Offered to the market with no onward chain, this two-bedroom semi-detached property benefits from gas central heating throughout. The accommodation comprises a sitting room, a kitchen/dining room, two first-floor bedrooms, and a modern bathroom. Externally, there is a private low-maintenance rear garden and allocated tandem parking for two cars.

The property is situated in a cul-de-sac off Redlake Drive, within walking distance of Blackbrook Sports and Leisure Centre. Local facilities include a shopping parade, medical centre, and primary school, while Taunton town centre is just over a mile away. For commuters, the M5 at Junction 25 is also within easy reach.

Total floor area - 573 sq.ft (53.3 sq.m) approx.

Semi-detached home

Two bedrooms

Allocated tandem parking for two cars

Private low-maintenance rear garden

Well-presented accommodation

Walking distance to a range of amenities

Gas central heating

No onward chain





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Entrance Hall	
Sitting Room	13' 6" (max) x 9' 8" (4.11m(max) x 2.94m)
Kitchen	12' 6" x 8' 4" (3.81m x 2.54m)
First Floor Landing	
Bedroom	11' 9" x 9' 3" (3.58m x 2.82m) Fitted wardrobe & combi boiler
Bedroom	10' 3" x 6' 2" (3.12m x 1.88m)
Bathroom	6' 1" x 5' 5" (1.85m x 1.65m)
Outside	Rear garden and off road parking



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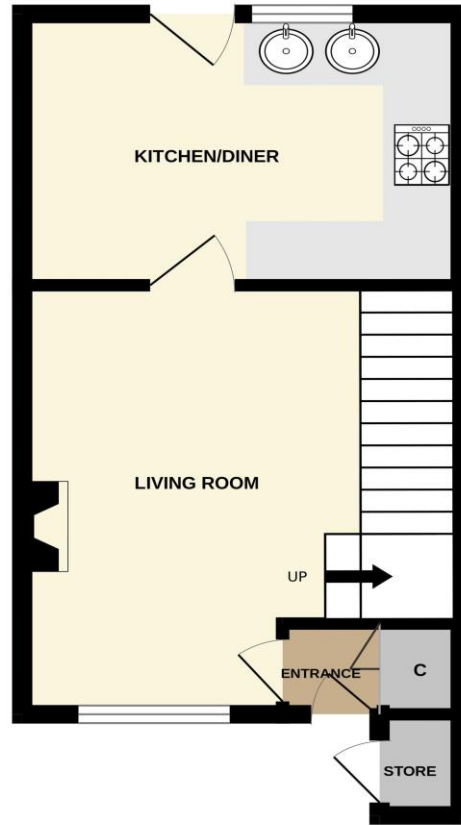


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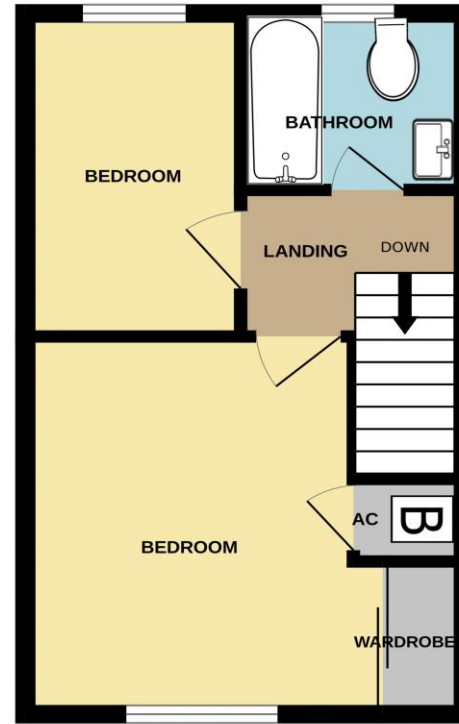


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GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



FIRST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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