



GIBBINS RICHARDS   
Making home moves happen

41 Denning Close, Taunton TA1 4NN  
£279,950

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No onward chain \* Excellent location \* Cul de sac position

This is a MUST VIEW! A three bedroomed semi-detached house, offered to the market with no onward chain, in one of Comeytrowe's most favoured residential roads.

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

The house has a front entrance door into a small entrance hall, which gives access to the ground floor cloakroom and sitting room. The dining room has sliding patio doors to the garden, and the kitchen is accessed via an archway from the dining room. On the first floor, three bedrooms and a family bathroom complete the interior.

Outside the house benefits from a front and a west facing rear garden, attached single garage and a parking space to the front. Denning Close is a small cul de sac, built in the early / mid 1990's, and offers additional non-restricted parking and a level walk to various local amenities and facilities.

Total floor area - 758 sq.ft (70.4 sq.m)

Three bedrooms

Downstairs cloakroom

Garage & driveway parking

Gas central heating

Cul-de-sac position

Sought-after residential area

West facing rear garden

No onward chain





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Entrance Hall  
 WC Door to WC and living room.  
 7' 2" x 6' 2" (2.18m x 1.87m) Front aspect  
 obscure window. Low level WC and wash  
 hand basin.

Living Room 19' 0" x 14' 6" (5.80m x 4.42m) Front  
 aspect window. Stairs to first floor.

Dining Room 8' 11" x 8' 0" (2.72m x 2.45m) Sliding  
 patio doors to garden. Opening to;

Kitchen 8' 11" x 6' 6" (2.72m x 1.98m) Rear  
 aspect window.

First Floor Landing Doors to three bedrooms and bathroom.

Bedroom 1 11' 4" x 9' 0" (3.45m x 2.74m) Front  
 aspect window. Built-in wardrobes.

Bedroom 2 12' 4" x 8' 4" (3.75m x 2.53m) Rear  
 aspect window.

Bedroom 3 8' 11" x 6' 6" (2.72m x 1.98m) Rear  
 aspect window.

Family Bathroom 6' 4" x 5' 10" (1.94m x 1.77m) Front  
 aspect obscure window. Low level WC,  
 wash hand basin and bath with overhead  
 shower.

Outside To the front of the property there is off  
 road parking in front of the single garage.  
 To the rear is private and fully enclosed  
 garden laid to patio and lawn.



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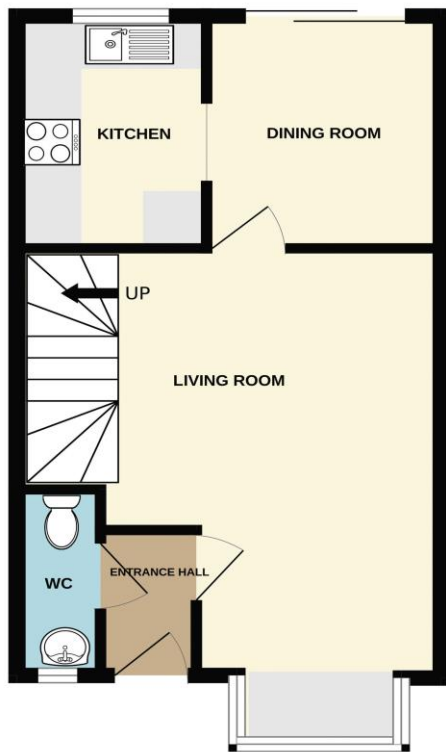


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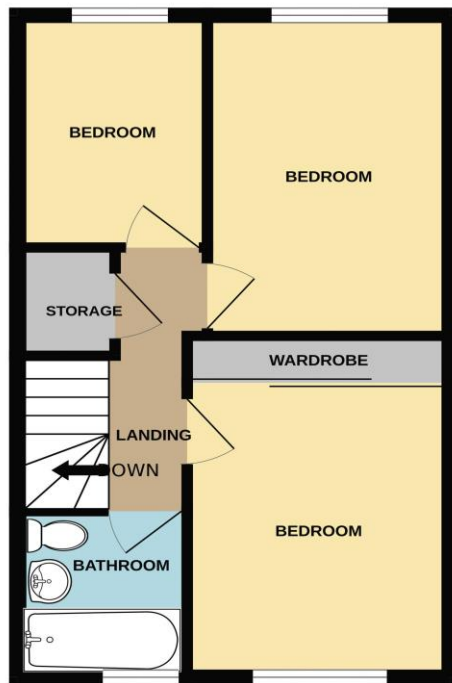


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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



FIRST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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