



GIBBINS RICHARDS  
Making home moves happen

11 Pyrland Avenue, Taunton TA2 7BD

£250,000

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Three bedrooms / Garage & parking / No onward chain This three bedroomed terraced home offers flexible living accommodation, complemented by two reception rooms and a conservatory/sunroom extension. Outside, the property benefits from off-road parking, a garage, outbuildings and a private rear garden.

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

Pyrland Avenue is situated just off Cheddon Road on the northern side of Taunton, with local shops, a primary and secondary school within easy reach. The location also provides convenient access to the town centre, Taunton's mainline railway station, and the M5 motorway at Junction 25.

86.2 Approximate square meters  
Mid Terrace  
Three bedrooms  
Two reception rooms  
Conservatory/sunroom extension  
Off-road parking and a garage  
Outbuildings and a private rear garden  
Close to local amenities





Entrance Porch	3' 1" x 2' 9" (0.93m x 0.83m)
Hallway	14' 8" x 5' 9" (4.48m x 1.76m) Storage cupboards.
Cloakroom	
Sitting Room	15' 1" x 9' 9" (4.59m x 2.97m) maximum.
Dining Room	12' 0" x 9' 9" (3.65m x 2.97m) Containing the back boiler.
Conservatory / Sun Room	12' 2" x 12' 1" (3.71m x 3.68m)
Kitchen	12' 6" x 5' 3" (3.81m x 1.60m)
First Floor Landing	
Bedroom 1	11' 7" x 8' 3" (3.53m x 2.51m) Fitted wardrobe.
Bedroom 2	11' 7" x 7' 2" (3.53m x 2.18m) Fitted wardrobe.
Bedroom 3	8' 3" x 6' 9" (2.51m x 2.06m) Including the airing cupboard.
Shower Room	6' 3" x 5' 4" (1.90m x 1.62m)
Outside	There is off-road parking to the front of the property. Private rear garden, garage with electric door 15' 9" x 7' 7" (4.80m x 2.31m) and outbuildings (brick built shed 11' 4" x 7' 5" (3.45m x 2.26m) and timber shed 11' 8" x 8' 9" (3.55m x 2.66m).



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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