



GIBBINS RICHARDS   
Making home moves happen

29 Lansdowne Road, Taunton TA2 7QB

£310,000

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**\*Attractive 1930's home \*Off-road parking \* Well-presented throughout \***

Offered to the market with no onward chain, this well-presented 1930s semi-detached home is situated in a sought-after residential area, conveniently located within easy reach of local amenities, the town centre and mainline railway station. Offering three bedrooms, two reception rooms, an enlarged kitchen, a downstairs cloakroom, off-road parking and a generous rear garden.

This charming bay-fronted home is presented in good decorative order throughout and retains much of the character associated with its era. The ground floor features an inviting entrance hall, a cloakroom, a comfortable lounge opening into a separate dining area, and an enlarged fitted kitchen with a range of built-in appliances. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front and a generous rear garden, providing an excellent space for outdoor entertaining and family enjoyment. The property enjoys a popular location less than a mile from the town centre, with a wide range of amenities and excellent transport links close at hand.

- Attractive 1930's semi-detached home
- Three bedrooms
- Two reception rooms
- Large rear garden
- Off-road parking
- Close to a range of amenities
- Gas central heating
- Downstairs cloakroom
- No onward chain



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Entrance Hall

Sitting Room

10' 2" x 10' 2" (3.10m x 3.10m)  
Bay window, fireplace recess and large opening to:

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)  
Fireplace recess and patio doors leading to the rear garden.

Kitchen

14' 5" x 7' 5" (4.39m x 2.26m)  
Access to the rear garden.

Cloakroom

First Floor Landing

Bedroom 1

12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom 2

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom 3

8' 2" x 7' 1" (2.49m x 2.16m)

Bathroom

6' 0" x 5' 7" (1.83m x 1.70m)

Outside

The property benefits from off-road parking to the front and a generous rear garden.



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GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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