



GIBBINS RICHARDS 

8 Langham Drive, Taunton TA1 4UJ

£435,000

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Making home moves happen

**\*Single garage & parking \*Modernised throughout \*No onward chain \***

**A beautifully presented three bedroomed detached bungalow, offered to the market with no onward chain and situated in a quiet cul-de-sac within the highly sought-after Galmington area of Taunton.**

**Tenure: Freehold / Energy Rating: E / Council Tax Band: D**

The property has been extensively modernised and improved by the current owner to a high standard, with works including a block-paved driveway, replacement windows, upgraded insulation, new electrics, a modern heating system, a refitted kitchen and shower room, landscaped gardens, and redecoration throughout. The well-planned accommodation comprises a welcoming entrance hallway, a stylish kitchen/breakfast room, a light and spacious sitting room, three bedrooms, a contemporary shower room, and a separate cloakroom. Externally, the property benefits from ample driveway parking, a single garage with an electric door, and a private, low-maintenance rear garden. Langham Drive enjoys a pleasant position just off College Way in the ever-popular Galmington area. A wide range of local amenities are close at hand, including a shopping parade, primary school, medical centre, community hall, takeaway outlets and a laundrette. Musgrove Park Hospital is within easy reach, while Taunton town centre is readily accessible via a regular bus service.

Detached bungalow  
Three bedrooms  
Modernised to a high standard  
Garage & driveway parking  
Private low-maintenance rear garden  
Walking distance to a range of amenities  
Gas central heating  
No onward chain





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#### Entrance Hallway

#### Kitchen/ Breakfast Room

11' 2" x 9' 5" (3.40m x 2.87m)  
Door leading to the garden.  
Combination boiler on the wall.

#### Sitting Room

21' 3" x 12' 5" narrowing to 10' 4" (6.47m x 3.78m narrowing to 3.04m)  
Door leading to the garden.

#### Bedroom 1

10' 9" narrowing to 8' 0" x 10' 0" (3.27m narrowing to 2.43m x 3.05m)  
Built in wardrobe.

#### Bedroom 2

9' 6" x 9' 0" (2.89m x 2.74m)

#### Bedroom 3

10' 8" x 7' 8" (max) (3.25m x 2.34m (max))

#### Cloakroom

5' 9" x 3' 5" (1.75m x 1.04m)

#### Shower Room

9' 5" x 5' 5" (2.87m x 1.65m)

#### Outside

The property benefits from ample driveway parking, a single garage with an electric door, and a private, low-maintenance rear garden.



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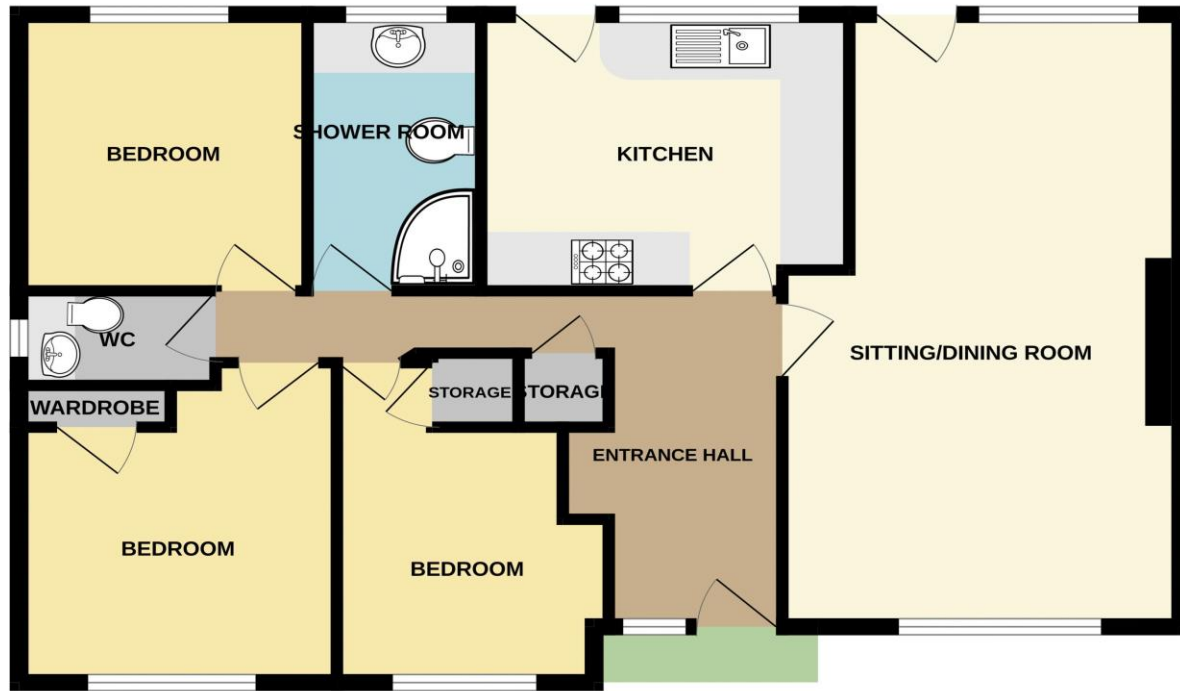


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# GROUND FLOOR



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.



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