



37 Milton Road, Taunton TA1 2JF
Offers in Excess of £265,000

GIBBINS RICHARDS 
Making home moves happen

***Gated driveway *Extremely well-presented throughout *Front & rear gardens**

A well-presented three bedroomed semi-detached home with gated driveway, front and rear gardens, and spacious modernised interiors. EPC rating: 68-D

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

This attractive ex-local authority property has been thoughtfully updated by the current owner to create a stylish and comfortable living space with well-proportioned rooms throughout. Set back from the road, it enjoys a generous frontage with a front garden and ample gated driveway parking. To the rear, there is a low-maintenance garden along with a useful outbuilding. Ideally situated on the south side of town, the home is within walking distance of local shops, a nearby pub, and a primary school. Excellent transport links are close at hand, including a regular bus service to the town centre, easy access to the M5 at Junction 25, and a nearby intercity railway station.

Approximately 987 square ft.
Semi-detached home
Three bedrooms
Modern kitchen/dining room
Useful sunroom extension
Outbuilding & ample driveway parking
Extremely well-presented throughout
Gas central heating
Close to a range of amenities





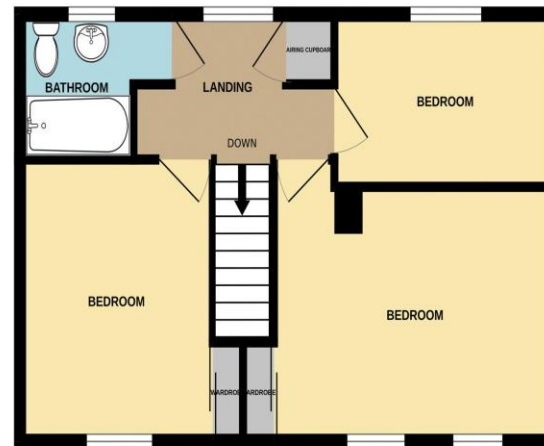
Entrance Hall	Stairs to first floor.
Sitting room	16' 5" x 10' 10" max (5.00m x 3.30m max)
Dining Room	9' 6" x 9' 5" (2.89m x 2.87m) Leading to the kitchen.
Kitchen	16' 9" x 6' 11" (5.10m x 2.11m)
Sun Room	22' 10" x 5' 7" (6.95m x 1.70m)
First Floor Landing	Access to loft space.
Bedroom 1	13' 9" x 10' 10" (4.19m x 3.30m)
Bedroom 2	10' 10" x 9' 5" (3.30m x 2.87m)
Bedroom 3	10' 10" x 7' 3" (3.30m x 2.21m)
Bathroom	5' 7" x 5' 7" (1.69m x 1.7m)
Outside	To the front of the property there is a long front garden and driveway providing off road parking for at least two vehicles. Side access leads through to the rear garden, which includes a level lawn, gravelled seating area and brick built shed.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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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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