



GIBBINS RICHARDS 
Making home moves happen

9 Claremont Drive, Taunton TA1 4JE
£325,000

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***No onward chain *Private rear garden *Spacious living accommodation ***

A two bedroomed detached bungalow, offered to the market with no onward chain, situated in the ever-popular Galmington area of Taunton.

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

The property offers spacious and well-planned accommodation comprising an entrance hallway, a kitchen/dining room, two double bedrooms, a shower room, a generous sitting/dining room and a conservatory. Originally built as a three bedroomed bungalow, the layout was thoughtfully reconfigured by a previous owner to create larger living spaces. The property benefits from gas central heating, with the boiler located in the kitchen and the hot water cylinder housed in an airing cupboard accessed from the hallway. Externally, there is a private rear garden with mature shrubs, a single garage and driveway parking. Claremont Drive is a highly sought-after residential location to the south-west of Taunton town centre, offering excellent access to Castle School, Musgrove Park Hospital, Bridgwater & Taunton College, local amenities and the town centre.

Detached bungalow
Two bedrooms
Spacious living accommodation
Private rear garden with mature shrubs
Garage & driveway parking
Gas central heating
Close to a range of amenities
Sought-after residential area
No onward chain





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Entrance Hall

Bedroom 1 13' 8" x 10' 4" (4.16m x 3.15m)
Plus built in wardrobes.

Kitchen/Diner 19' 0" x 9' 2" max (5.79m x 2.79m max)
Door leading to the garden.

Shower Room 8' 2" x 5' 4" (2.49m x 1.62m)

Sitting Room 22' 0" x 10' 9" (6.70m x 3.27m)

Conservatory 9' 6" max x 9' 4" max (2.89m max x 2.84m max)

Bedroom 2 9' 11" x 9' 1" (3.02m x 2.77m)

Outside Externally, the property benefits from a private rear garden, a single garage measuring 17'6" x 8'3", fitted with an electric up-and-over door and a pedestrian door providing access from the garden, together with driveway parking.



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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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