



GIBBINS RICHARDS
Making home moves happen

1 Cornish Close, Taunton TA1 3FX
£390,000

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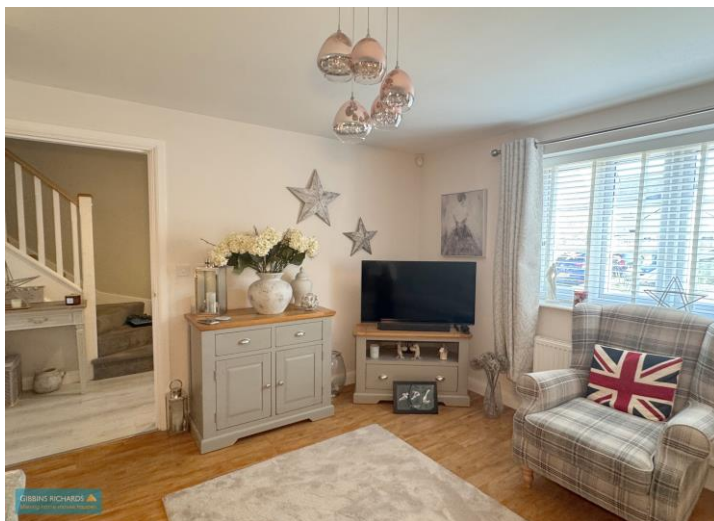
***Double driveway & single garage *Landscaped rear garden *Quiet cul-de-sac position ***

A stylish three bedroomed detached modern home, situated on the sought-after Killams Park development on the south-eastern outskirts of Taunton.

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

Constructed in 2019 by the highly regarded Summerfield Homes to the popular "Bower" design, this beautifully presented home offers high-quality finishes throughout. The accommodation comprises a sitting room, downstairs cloakroom, and an open-plan kitchen/dining room with double doors opening onto the rear garden. To the first floor are three double bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. Externally, the property benefits from a landscaped rear garden complete with a pizza oven, a single garage with both pedestrian and up-and-over doors, and a double driveway. Local amenities are close at hand, while Richard Huish College and Bishop Fox's School are both within

Detached home
Three double bedrooms
Downstairs cloakroom
En-suite shower room
Landscaped rear garden
Single garage & ample driveway parking
Sought-after Killams development
Close to a range of amenities





Entrance Hall

Ground Floor Cloakroom

Kitchen/Diner 21' 2" x 11' 2" (6.45m x 3.40m)
Including storage cupboard. French doors leading to the garden.

Sitting Room 12' 9" x 13' 6" (3.88m x 4.11m)

First Floor Landing

Bedroom 1 13' 7" x 9' 5" (4.14m x 2.87m)
Built in wardrobe.

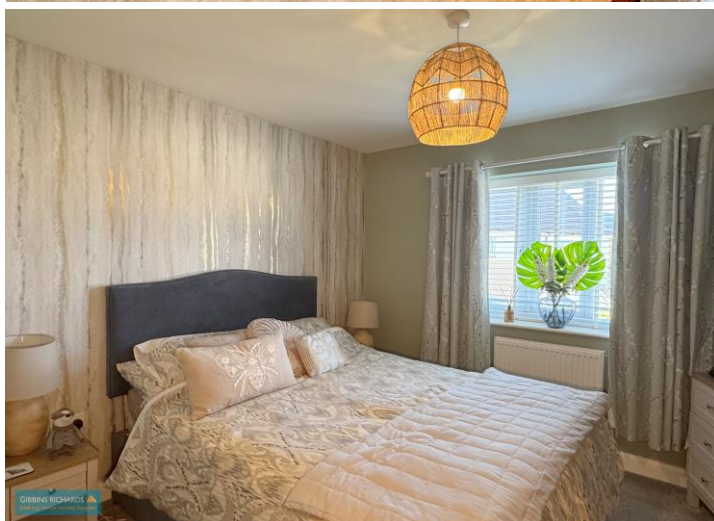
En-suite Shower Room 5' 0" (max) x 6' 7" narrowing to 4'0"
(1.52m max x 2.01m narrowing to 1.2m)

Bedroom 2 11' 9" narrowing to 9'4" x 10' 4" (3.58m
narrowing to 2.7m x 3.15m)

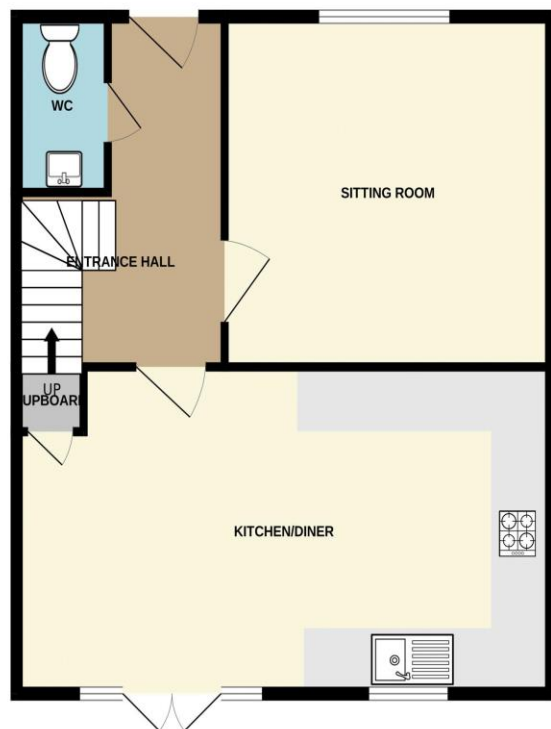
Bedroom 3 10' 6" x 8' 6" (3.20m x 2.59m)

Family Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)

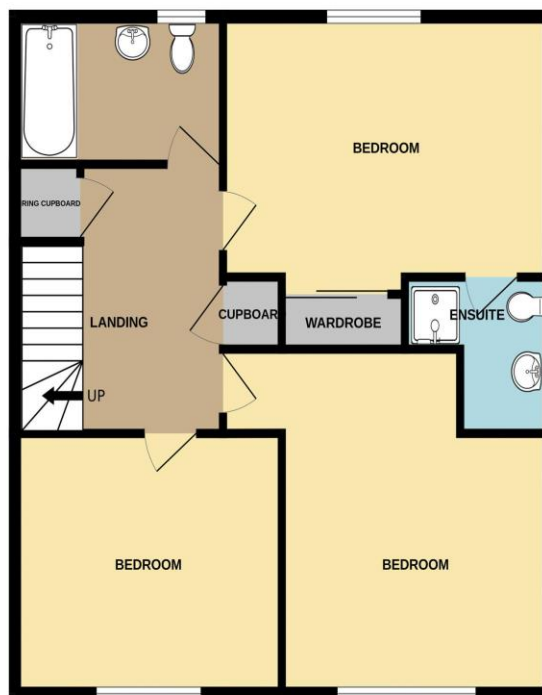
Outside The property benefits from a landscaped rear garden complete with a pizza oven, a single garage with both pedestrian and up-and-over doors, and a double driveway.



GROUND FLOOR



1ST 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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