



GIBBINS RICHARDS   
Making home moves happen

15 Holford Road, Taunton TA2 7PE

£250,000

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A super three bedroomed property being sold with no onward chain in a popular residential sector of Priorswood, north of the town centre. With large and level gardens and lots of scope for further improvement, this is an ideal first home or step up the property ladder.

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

The house is accessed through an entrance door and into an entrance hall. There are two reception rooms and a modern fitted kitchen, as well as a utility room to the side with a WC. Upstairs are three bedrooms - each with fitted wardrobes - and a bathroom.

The house is hugely enhanced by its end-of-road position, and a large, level and south facing garden. Viewing is highly recommended.

Excellent three bedroomed semi-detached house  
Two reception rooms, modern fitted kitchen  
Utility room and WC  
Three bedrooms with built in wardrobes  
Excellent south facing rear garden  
Brilliant position  
In good order throughout with heating and double glazing  
Modern electrics  
No onward chain





|                     |  |
|---------------------|--|
| Bedroom Three       | 8' 11" x 7' 11" (2.72m x 2.41m)                  |
| Sitting Room        | 11' 11" x 11' 9" (3.63m x 3.58m) plus bay window |
| Dining Room         | 11' 1" x 10' 10" (3.38m x 3.30m)                 |
| Kitchen             | 13' 5" x 8' 10" (4.09m x 2.69m)                  |
| Utility room        | 10' 5" x 6' 2" (3.17m x 1.88m)                   |
| Cloakroom WC        |  |
| First Floor Landing |  |
| Bedroom One         | 11' 4" x 9' 4" (3.45m x 2.84m) plus wardrobes    |
| Bedroom Two         | 10' 11" x 9' 3" (3.32m x 2.82m)                  |
| Shower Room         | 6' 11" x 5' 6" (2.11m x 1.68m)                   |
| Outside             |  |

To the front of the property is an enclosed area of lawn garden with some mature shrubs and hydrangeas enclosed by a wooden fence with a central gate and path leading to the front door. The rear of the property is predominantly Self facing and has a wonderful sized rear garden level and lead to lawn wisdom patio to the immediate rear of the house. There is a timber store shed and gravel bed to one side. The garden is mainly fenced and provides access from the house from the dining room and utility room doors. There is also a decent brick built store shed to the rear



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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