



GIBBINS RICHARDS 
Making home moves happen

10 Charles Crescent, Taunton TA1 2XN
£210,000

GIBBINS RICHARDS 
Making home moves happen

***Three bedrooms *West-facing rear garden *Downstairs cloakroom ***

A three bedroomed terraced home situated in a convenient and well-connected location, offering spacious accommodation and a west-facing rear garden. Energy rating: D-66

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

The accommodation comprises an entrance porch, hallway, downstairs WC, kitchen, and a spacious lounge/dining room with access to the rear garden. Upstairs are three well-proportioned bedrooms and a shower room. Outside, there is a well-maintained west-facing rear garden and a generous front garden with potential to create a driveway, subject to any necessary permissions. Conveniently located close to local shops and amenities, the property also benefits from a regular bus service to the town centre, less than two miles away, and easy access to Junction 25 of the M5 motorway. Further benefits include gas central heating and newly fitted double glazing throughout.

Mid-terrace home
Three bedrooms
Downstairs cloakroom
West-facing rear garden
Potential to add parking, subject to necessary planning consents
New double glazed windows
Gas central heating
Conveniently placed for a range of amenities





Entrance Porch	4' 9" x 3' 8" (1.45m x 1.12m)
Hallway	11' 8" x 3' 9" (3.55m x 1.14m)
Cloakroom	5' 5" x 3' 4" (1.65m x 1.02m)
Kitchen	9' 3" x 10' 9" (2.82m x 3.27m)
Lounge/Diner	16' 3" x 14' 4" (4.95m x 4.37m)
First Floor Landing	Access to loft space.
Bedroom 1	14' 4" x 9' 6" (4.37m x 2.89m)
Bedroom 2	11' 5" x 10' 4" (3.48m x 3.15m)
Bedroom 3	6' 3" x 7' 3" (1.9m x 2.21m)
Outside	West facing rear garden and to the front of the property there is a beautifully presented garden with the possibility to create off road parking.





GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 8/2017

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk