



GIBBINS RICHARDS 
Making home moves happen

18 Obridge Road, Taunton TA2 7PX
£325,000

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***Double storey extension *Garage & parking *No onward chain ***

An extended 1930s bay-fronted three bedroomed semi-detached home, ideally located to the north of Taunton and within easy walking distance of a range of local amenities.

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

Available with no onward chain, this spacious home benefits from a double-storey extension and offers well-proportioned accommodation throughout. The ground floor comprises two reception rooms, a kitchen leading to a downstairs shower room, while the first floor offers three bedrooms, including a useful additional room leading to the rear bedroom, alongside a separate family bathroom. Externally, the property enjoys a generous corner plot garden, together with a single garage and off-road parking to the rear. Obridge Road is conveniently situated for local amenities, Taunton railway station, and access to the A38 and M5 motorway, with numerous pedestrian routes leading into the town centre.

Approximately 100.8 square meters
Semi-detached 1930's home
Three bedrooms
Two reception rooms
Downstairs shower room & upstairs bathroom
Walking distance to a range of amenities
Corner plot garden
No onward chain





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Entrance Hallway	
Front sitting Room	11' 2" x 9' 4" (3.40m x 2.84m)
Sitting Room	10' 4" x 9' 9" (3.15m x 2.97m) plus bay window
Dining area	7' 8" x 6' 2" (2.34m x 1.88m)
Kitchen	10' 5" x 6' 6" (3.17m x 1.98m)
Utility room	5' 0" x 8' 0" (1.52m x 2.44m)
Shower Room	6' 0" narrowing to 3' 1" x 7' 9" (1.83m narrowing to 0.94m x 2.36m)
First Floor Landing	
Bedroom 1	10' 5" x 9' 9" (3.17m x 2.97m) plus bay window
Bedroom 2	11' 4" x 10' 6" (3.45m x 3.20m)
Study	6' 7" x 8' 1" (2.01m x 2.46m)
Bedroom 3	15' 3" x 7' 9" (4.64m x 2.36m)
Family Bathroom	5' 7" x 5' 7" (1.70m x 1.70m)
Outside	The property benefits from a corner plot garden, along with a single garage and off-road parking directly in front.



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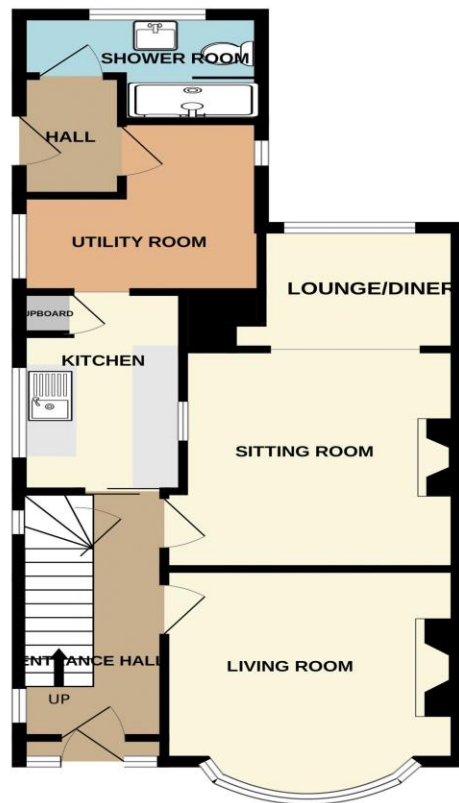


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GROUND FLOOR



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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