



31 Tyne Park, Taunton TA1 2RP
£210,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed end of terrace property in cul-de-sac location within the popular Blackbrook area of Taunton. The accommodation consists of: entrance lobby, living room, kitchen/diner, two first floor bedrooms and bathroom. Externally the property benefits from an enclosed south facing garden and allocated off-road parking for two vehicles.

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

This end of terrace property was believed to have been built in the mid 1980's of traditional construction. Blackbrook is a popular area located on the southeastern outskirts of the town. There are local amenities close to hand including a local shopping parade, primary school, leisure centre, medical centre and pub. The M5 is easily accessible at Junction 25.

END OF TERRACE HOME
TWO BEDROOMS
KITCHEN/DINING ROOM
SOUTH FACING GARDEN
ALLOCATED PARKING
NEW GAS CENTRAL HEATING SYSTEM INSTALLED IN 2022
DOUBLE GLAZED WINDOWS
GREAT STARTER HOME/INVESTMENT
CLOSE TO AMENITIES





Entrance Lobby

Sitting Room 13' 8" x 12' 8" (4.16m x 3.86m)
Stairs to first floor. Under stairs storage.

Kitchen/Dining Room 12' 8" x 8' 6" (3.86m x 2.59m)
Built-in oven and gas hob. Double glazed door to rear garden.

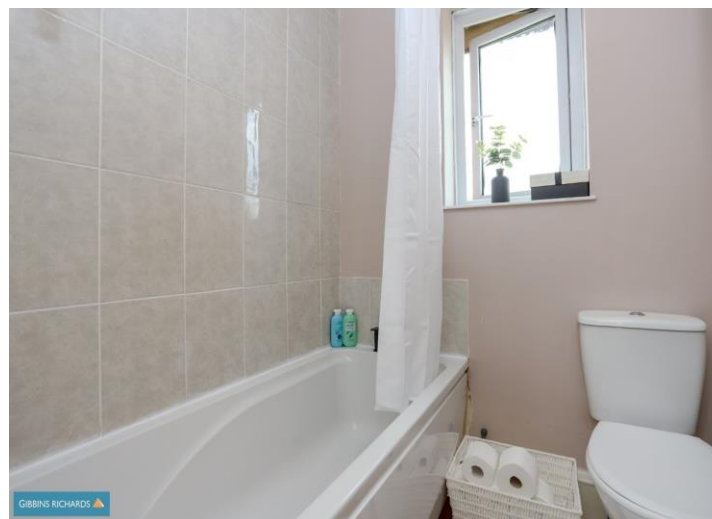
First Floor Landing

Bedroom 1 12' 0" x 9' 5" (3.65m x 2.87m)
Wardrobe recess. Airing cupboard.

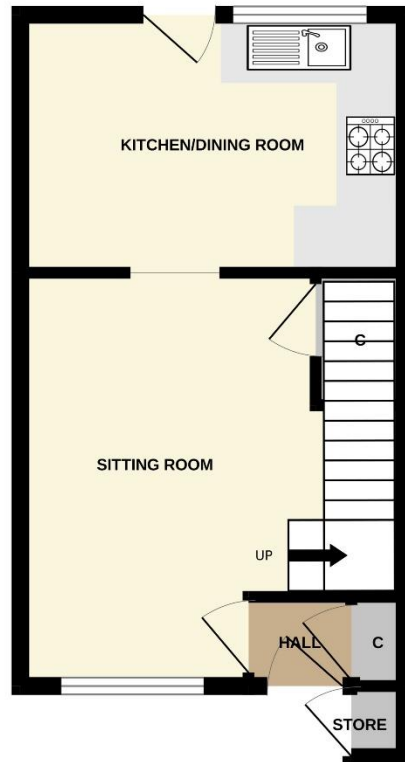
Bedroom 2 10' 2" x 6' 2" (3.10m x 1.88m)

Bathroom 6' 2" x 5' 6" (1.88m x 1.68m)

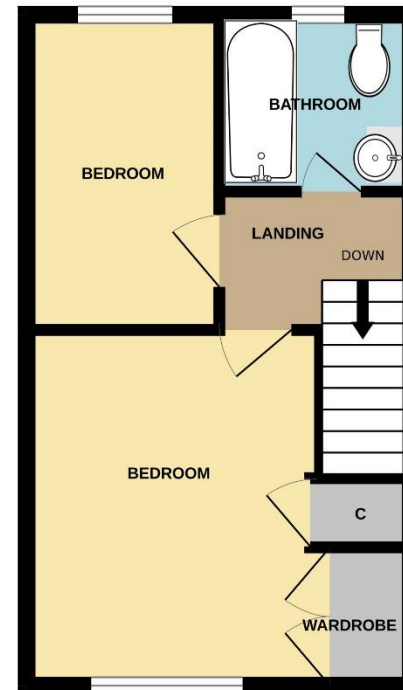
Outside Enclosed south facing garden and allocated off-road parking for two vehicles.



GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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.
Made with Metropix 62024

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 £30 + VAT (£36) **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