12 Galmington Drive, Taunton TA1 5AD

£300,000

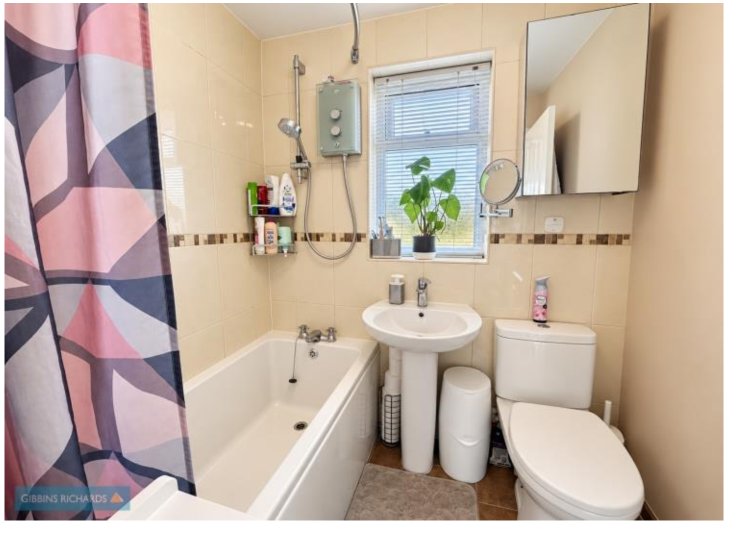
GIBBINS RICHARDS
Making home moves happen

**Garage & driveway parking **Walking distance to Musgrove Park Hospital **Modern kitchen/dining room ** A well-presented three bedroomed semi-detached home situated in the sought-after residential area of Galmington.

Tenure: Freehold
Energy Rating: TBC
Council Tax Band: C

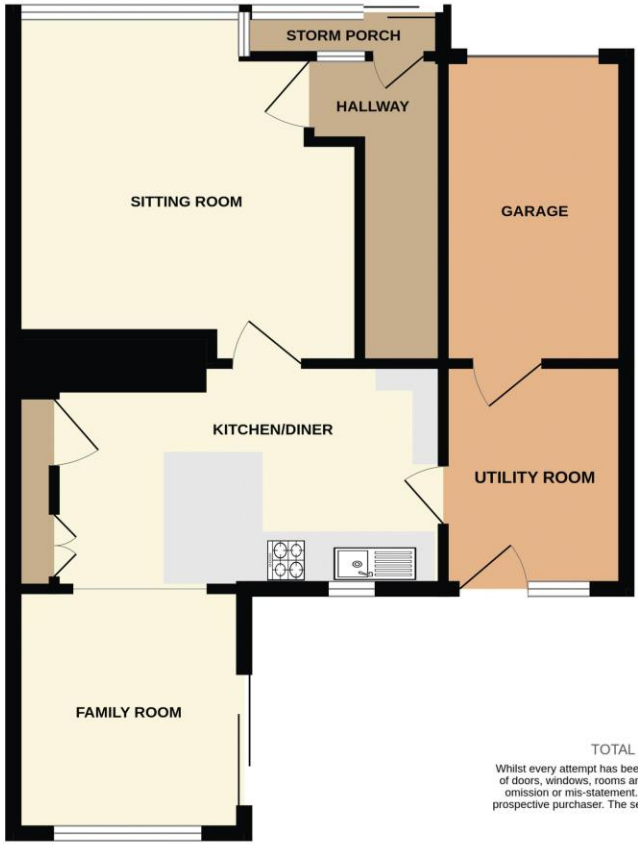
The property offers well-presented and versatile accommodation, including an entrance porch and hallway, sitting room, and a modern open-plan kitchen/dining room featuring a breakfast bar and doors opening onto the rear garden. A separate utility room provides convenient access to both the garage and garden. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a single garage and an enclosed rear garden with both patio and lawn areas. Ideally located in the heart of Galmington, on the south side of Taunton, the property is within walking distance of Musgrove Park Hospital and benefits from access to a range of local amenities and schooling, including primary and secondary schools rated Outstanding. Taunton town centre is approximately 1.5 miles away.

- Semi-detached home
- Three bedrooms
- Useful utility room
- Garage and parking
- Sought-after residential area
- Outstanding school catchment area
- Modern kitchen with breakfast bar
- Gas central heating

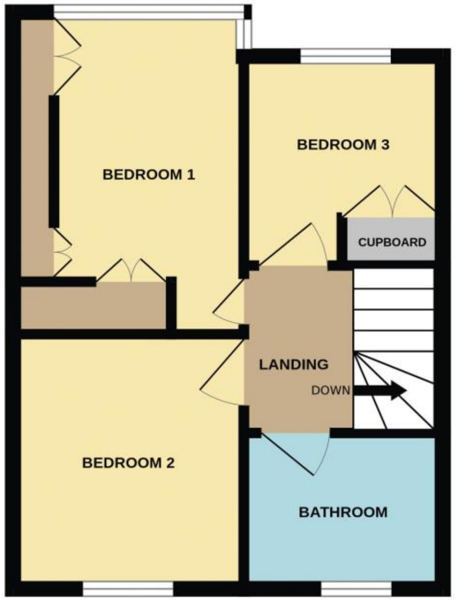


Storm Porch	7' 3'' x 1' 8'' (2.21m x 0.51m)
Entrance Hall	11' 7'' x 4' 11'' (3.53m x 1.49m)
Sitting Room	13' 3'' x 12' 8'' (4.04m x 3.85m)
Kitchen/Diner	15' 8'' x 9' 7'' (4.78m x 2.93m)
Family Room	9' 3'' x 8' 5'' (2.81m x 2.56m)
Garage	11' 7'' x 6' 8'' (3.53m x 2.03m)
Utility Room	8' 6'' x 6' 8'' (2.59m x 2.03m)
First Floor Landing	
Bedroom 1	12' 2'' x 6' 11'' (3.70m x 2.11m) Built-in wardrobes.
Bedroom 2	9' 7'' x 8' 5'' (2.93m x 2.56m)
Bedroom 3	7' 11'' x 7' 3'' (2.41m x 2.21m)
Bathroom	7' 3'' x 5' 10'' (2.21m x 1.79m)

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



FIRST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

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.*

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