



14 Home Field, Cheddon Fitzpaine, Taunton TA2 8GG
£260,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented two double bedroom semi-detached home, built by Barratt Homes in 2020 and situated on the popular Nerrols Grange development. The property offers well-proportioned accommodation throughout, together with a low-maintenance rear garden and allocated parking for two vehicles.

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

On the ground floor, the property is entered via a welcoming entrance hall, with a useful downstairs cloakroom and coat/boot cupboard. The kitchen is well proportioned and practical, while to the rear is a spacious living room with French doors opening directly onto the garden.

Upstairs, the master bedroom is a generous double and benefits from fitted wardrobes, additional built-in storage and an en-suite shower room. A window to the rear provides plenty of natural light. The second bedroom is also a good-sized double, with a pleasant outlook to the front over the trees opposite. A modern family bathroom completes the first-floor accommodation.

Outside, the rear garden has been designed with ease of maintenance in mind and provides an attractive space for relaxing or entertaining. A side gate gives access to the driveway, where there are two allocated parking spaces.

Approximately 732sq ft
Popular Barratt-Built Family Home Built in 2020
Two Generous Double Bedrooms
Lounge With French Doors Opening onto Rear Garden
Ensuite to the Master
Downstairs Cloakroom
Driveway for Two Cars
4 Years NHBC Remaining
Beautifully redecorated





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Entrance Hall

Cloakroom

Kitchen 10' 0" x 6' 2" (3.05m x 1.88m)

Living Room 20' 0" x 12' 11" (6.09m x 3.93m)

Bedroom 1 12' 8" x 11' 1" (3.86m x 3.38m) With ensuite shower room

Bedroom 2 12' 11" x 8' 4" (3.93m x 2.54m)

Outside The property benefits from a low-maintenance rear garden, together with two allocated parking spaces to the front.

Tenure & Outgoings The property is freehold; however, as it is situated on a modern development, a communal estate/service charge may apply of approx. £219.21 per annum



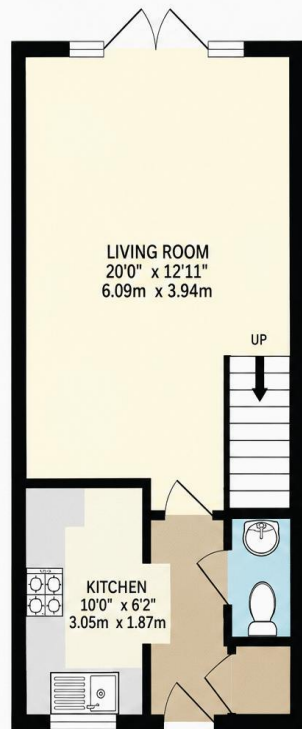
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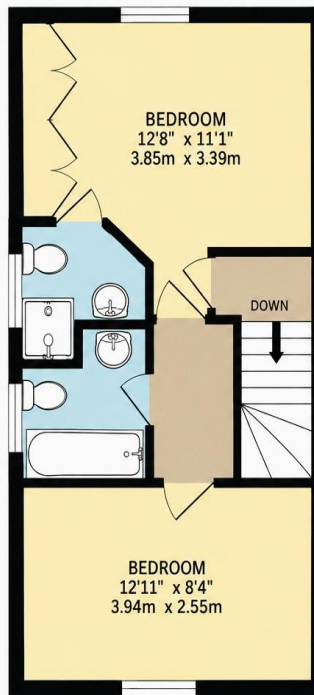
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Ground Floor



First Floor



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.

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