



GIBBINS RICHARDS   
Making home moves happen

46 Ryburn Close, Taunton TA1 2RH  
£175,000

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2 Bedrooms -

Allocated Parking - Storage Shed

A well-presented two-bedroom back-to-back home, situated within the sought-after residential area of Blackbrook, offering an ideal opportunity for first-time buyers and investors alike.

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

Ryburn Close is a quiet cul-de-sac, pleasantly positioned within the popular Blackbrook area to the south-east of Taunton, approximately 2.1 miles from the town centre. The location offers convenient access to the A38 and Junction 25 of the M5, making it particularly well placed for commuters.

A range of everyday amenities are close at hand, including a doctor's surgery, pharmacy, local shopping parade, supermarkets, primary school, popular public house and Blackbrook Leisure Centre.

### MODERN BACK-TO-BACK HOME

2 BEDROOMS

OFF ROAD PARKING

DOUBLE GLAZING

GAS CENTRAL HEATING

STORAGE SHED

CUL-DE-SAC LOCATION

CLOSE TO LOCAL FACILITIES



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|                     |                                                                                                                         |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|
| Kitchen             | 12' 5" x 5' 8" (3.78m x 1.73m)                                                                                          |
| Living Room         | 14' 0" x 12' 5" (4.26m x 3.78m)                                                                                         |
| First Floor Landing |                                                                                                                         |
| Bedroom 1           | 10' 9" x 9' 0" (3.27m x 2.74m)                                                                                          |
| Bedroom 2           | 9' 0" x 6' 0" (2.74m x 1.83m)                                                                                           |
| Bathroom            | 6' 2" x 5' 9" (1.88m x 1.75m)                                                                                           |
| Outside             | Storage shed is located to the side of the property whilst to the front of the property is two adjacent parking spaces. |



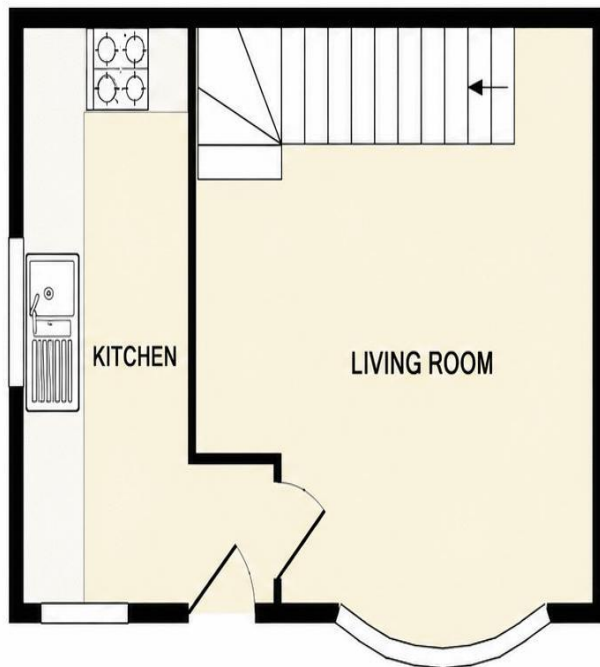
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GROUND FLOOR



1ST 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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