

13 Wordsworth Drive, Taunton TA1 2HG

Guide Price £285,000

GIBBINS RICHARDS
sales and lettings

13 Wordsworth Drive

Taunton

Council Tax band: B

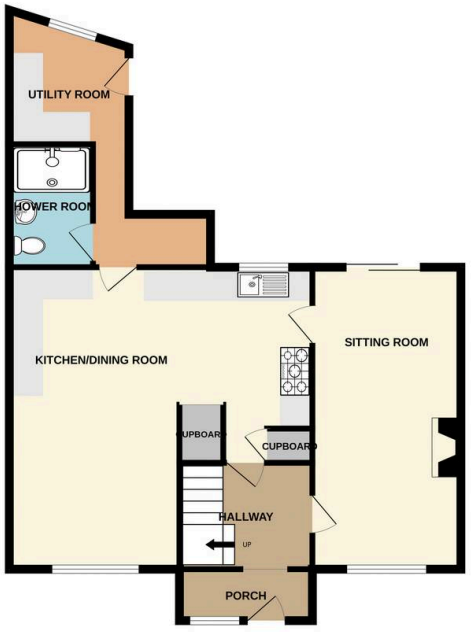
Tenure: Freehold

EPC Energy Efficiency Rating: C

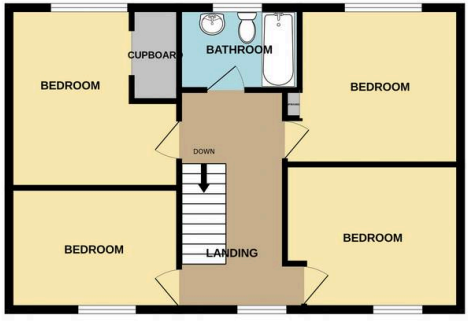
EPC Environmental Impact Rating: C

- Excellent Extended family home
- Two bathrooms
- Utility room / kitchen/dining room and separate sitting room with log burner
- Four bedrooms
- Enclosed rear garden
- Close to town centre
- Residents permit parking
- Gas central heating
- Double glazing

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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.
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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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