



15 Luttrell Close, Taunton TA2 8SA
Guide Price £230,000

GIBBINS RICHARDS 
Making home moves happen

Early viewings recommended for this lovely family home. The property has three bedrooms and a bathroom upstairs, downstairs has a hallway, cloakroom, large lounge and a kitchen/diner. The property has been lovingly updated throughout and is in great condition. The property benefits from a long side driveway sufficient for three cars, leading to a garage with light and power and also a lovely private south facing rear garden. Energy rating: C-69

THE PROPERTY

Found in Luttrell close on the Northside of Taunton the house is a short walk to Lyngford Park primary school. The property is also a short walk from various amenities and parks. The property is situated in a corner of the cul-de-sac and has a good size driveway, garage and south facing garden. The property itself has been well updated throughout and features three bedrooms and a bathroom upstairs, and downstairs has a large lounge and a kitchen/diner. There is also a cloakroom downstairs.

OFF ROAD PARKING FOR 3 CARS

SOUTH FACING GARDEN

GARAGE WITH LIGHT AND POWER

DOWNSTAIRS WC

MODERN BATHROOM

MODERN KITCHEN

CUL-DE-SAC POSITION

NEAR LOCAL AMENITIES

GAS CENTRAL HEATING AND DOUBLE GLAZING

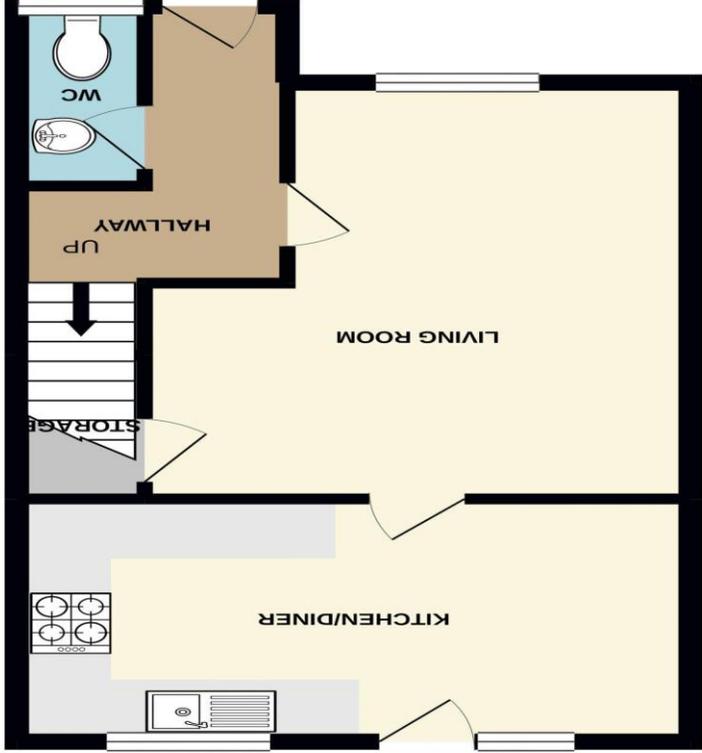




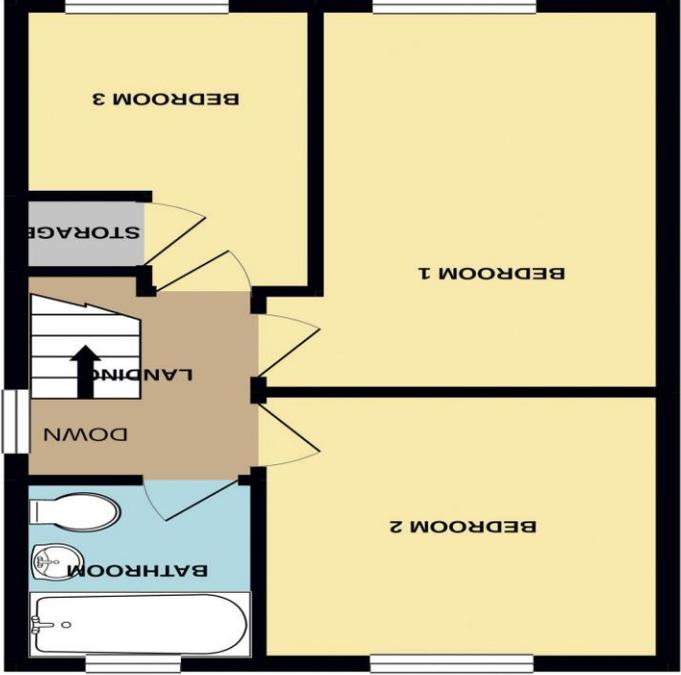
Hallway	
Cloakroom	
Living Room	12' 11" x 15' 0" (3.93m x 4.57m)
Kitchen/Diner	16' 2" x 8' 10" (4.92m x 2.69m) Door to rear garden.
First Floor Landing	Access to roof space.
Bedroom 1	14' 5" x 9' 0" (4.39m x 2.74m)
Bedroom 2	10' 5" x 9' 11" (3.17m x 3.02m)
Bedroom 3	10' 7" x 7' 2" (3.22m x 2.18m)
Bathroom	6' 4" x 6' 0" (1.93m x 1.83m)
Outside	Small hard landscaped garden. To the side of the property is parking for 3 vehicles leading to a GARAGE with light and power. Private south facing rear garden.



GROUND FLOOR (409 sq.ft.) approx.



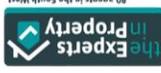
1ST FLOOR (378 sq.ft.) approx.



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 ©2021



We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.