



GIBBINS RICHARDS 

5 Harp Chase, Taunton TA1 3RY

£385,000

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Making home moves happen

Beautifully presented modern 3 bedroom detached house in a small cul-de-sac on the south side of Taunton. Superb, extended kitchen/dining room. Refitted bathroom and ensuite shower room. Secluded south facing rear garden.

Tenure: Freehold / Energy Rating: D-67 / Council Tax Band: E

Built in 1994, there were only a handful of 3 bedroom detached houses built in this small and sought after close of executive style homes. The property has been extended on the ground floor to provide a good size and well fitted kitchen/dining room with built-in appliances and French doors that open into the easy to maintain and south facing rear garden. Harp Chase is within a short walk of local shops, Kings College, Richard Huish College and Bishop Foxes School, whilst the town centre is approximately one and a quarter miles distant.

QUALITY MODERN DETACHED HOME
FANTASTIC KITCHEN/DINING ROOM
CUL DE SAC
ATTACHED SINGLE GARAGE
SECLUDED SOUTH FACING REAR GARDEN
CONVENIENT LOCATION - TOWN CENTRE ONLY 1.25 MILES
MASTER BEDROOM WITH ENSUITE SHOWER
EARLY OCCUPATION POSSIBLE



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Entrance Hall	Oak flooring and stairs to first floor.
Cloakroom	Oak flooring. Double glazed window to front.
Sitting Room	19' 0" x 10' 1" (5.79m x 3.07m) Oak flooring, real flame gas fire on slate hearth. Double doors from hall. Double glazed window to front. Double glazed French doors to rear.
Kitchen/Dining Room	25' 10" x 11' 5" (7.87m x 3.48m) reducing to 7' 9" (2.36m) Integrated appliance include; oven, hob, extractor hood, microwave oven and fridge/freezer. Ceramic tiled floor. Two sets of French doors to rear garden. Double glazed window to front. Double glazed French doors to rear.
First Floor Landing	Airing cupboard.
Bedroom 1	13' 0" x 10' 2" (3.96m x 3.10m) Double glazed window to rear.
En-suite Shower Room	6' 0" x 5' 7" (1.83m x 1.70m) Refitted white suite. Fully tiled floor and walls. Double glazed window to front.
Bedroom 2	9' 7" x 8' 8" (2.92m x 2.64m) Built-in wardrobe. Double glazed window to front.
Bedroom 3	9' 0" x 8' 8" (2.74m x 2.64m) Double glazed window to rear.
Bathroom	Fully tiled floor and walls. Low level wc, wash hand basin, bath with shower over.
Outside	Single garage. Enclosed south facing rear garden with patio and lawn. Side gate.



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GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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