



GIBBINS RICHARDS 

26 Pyrland Fields, Taunton TA2 7EB

£209,950

GIBBINS RICHARDS   
Making home moves happen

This well presented two bedroom mid terrace property is perfect for the first time buyer or buy-to-let investor. The accommodation comprises of; open plan sitting/dining room/kitchen with double French doors opening to the rear garden and cloakroom to the ground floor. The first floor has two double bedrooms and a bathroom. Externally the property benefits from two allocated parking spaces to the rear and a larger than average rear garden with patio and gravelled area as well as lawn.

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

Pyrland Fields is located on the north side of Taunton and within a short walk of Wellsprings leisure centre as well as primary and secondary school education. The town centre is served by a frequent bus service and the picturesque Quantock Hills are nearby. The mainline railway station is a short walk away and the M5 motorway at junction 25 is easily accessible.

IDEAL FOR THE FIRST TIME BUYER  
LOCATED IN A QUIET CUL-DE-SAC LOCATION  
OPEN PLAN LIVING ACCOMMODATION  
GROUND FLOOR CLOAKROOM  
TWO DOUBLE BEDROOMS  
LARGER THAN AVERAGE REAR GARDEN  
TWO OFF ROAD PARKING SPACES  
DOUBLE GLAZING  
GAS CENTRAL HEATING





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Entrance Via composite door with canopy porch over.

Cloakroom Double glazed window. Low level wc and hand wash basin.

Open Plan Sitting/Dining Room/Kitchen Kitchen area consists of; double glazed window to front. A range of wall and base cupboards, built-in oven, hob and hood. Space for washing machine and fridge. Worktops and breakfast bar. Sitting/Dining Room; double glazed French doors to rear, door to storage cupboard.

First Floor Landing Access to loft space.

Bedroom 1 Double glazed window to rear.

Bedroom 2 Double glazed window to front. Over stairs storage cupboard.

Bathroom White suite comprising of; vanity wash hand basin, low level wc and bath with hand shower attachment. Tiled splashbacks and extractor fan.

Outside To the front of the property is a footpath leading to the entrance door and small lawn garden with mature plants. The rear garden comprises of patio with gravelled area, flower borders and lawn and is enclosed by wooden fencing. Rear pedestrian access gate. Off road parking for two vehicles.



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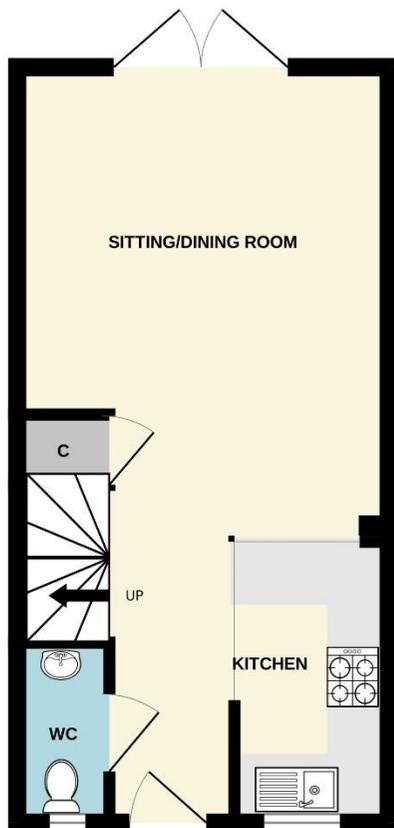


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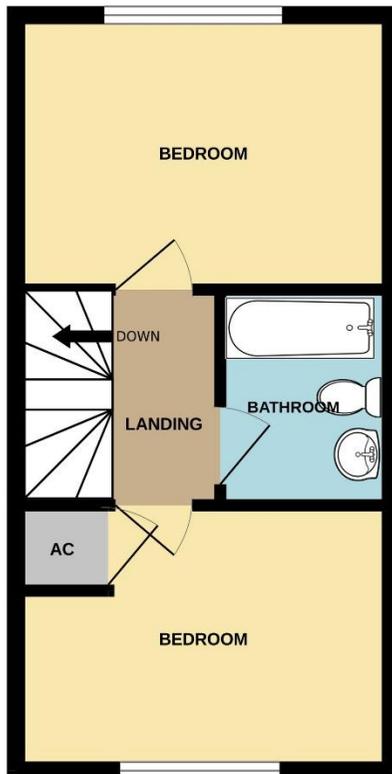


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GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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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.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)