



GIBBINS RICHARDS 

46 Longmead Way, Taunton TA1 4TA

Guide Price £500,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic opportunity to buy a larger than average, well appointed, detached family home in the very popular Hovelands area. A short walk from a range of local shops and amenities and also in the catchment area for schools of good repute, this really is one property not to be missed. There are four good size bedrooms along with two very freshly updated bathrooms to the first floor, whilst on the ground floor there is a hallway, sitting room, dining room, kitchen, utility, conservatory and cloakroom. Outside has mature attractive gardens to the front and rear, off road parking for three vehicles and a garage. Energy rating: D-62

THE PROPERTY

Situated in the very popular and hugely convenient Hovelands area of Taunton this is a superior four bed detached. The property is in great condition throughout and the bathrooms in particular have recently been updated to a high standard. The house is only a very short walk to the hospital, local doctors and a range of useful shops. Bishop Henderson primary school and The Castle secondary school are also nearby.

- 4 GREAT SIZE BEDROOMS
- NEW EN-SUITE AND FAMILY BATHROOM
- GARAGE AND PLENTY OF OFF ROAD PARKING
- GREAT CONDITION THROUGHOUT
- UTILITY AND CONSERVATORY
- SHORT LEVEL WALK TO AMENITIES
- GREAT SCHOOL CATCHMENTS
- NEAR DOCTORS SURGERY AND HOSPITAL
- EASY ACCESS TO TOWN CENTRE
- PRIVATE MATURE GARDEN

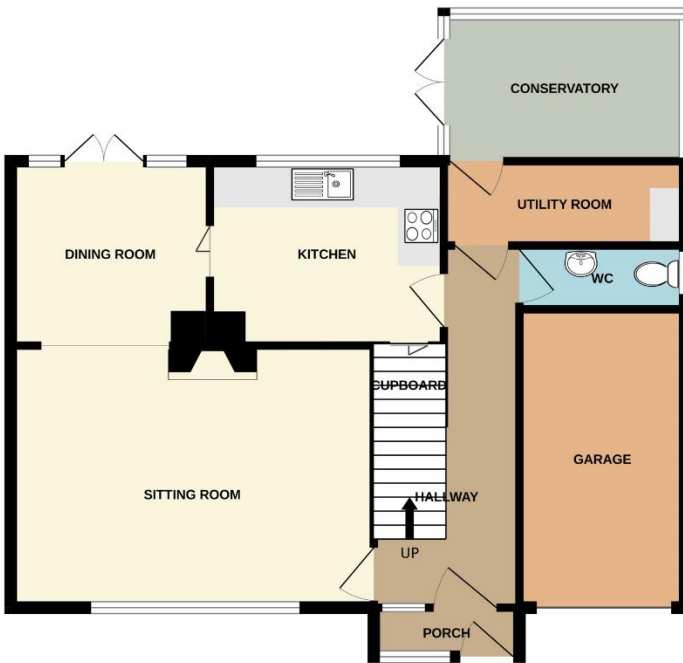




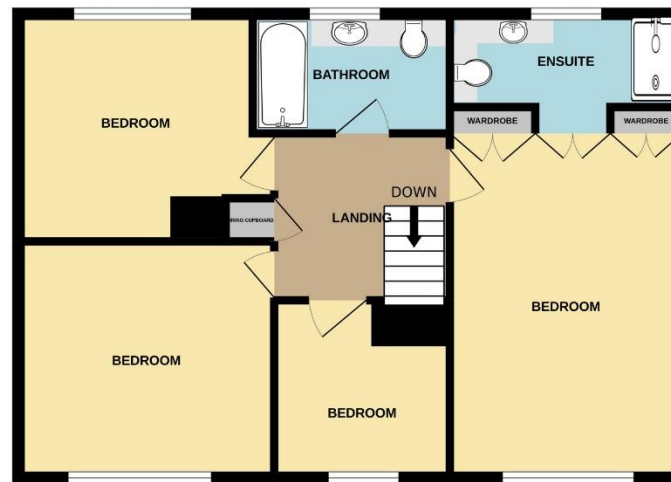
Entrance Porch	8' 0" x 3' 9" (2.44m x 1.14m)
Hallway	17' 2" x 6' 11" (5.23m x 2.11m) reducing to 4'
Sitting Room	16' 10" x 12' 9" (5.13m x 3.88m)
Dining Room	10' 0" x 8' 8" (3.05m x 2.64m)
Kitchen	11' 4" x 10' 1" (3.45m x 3.07m) Under stairs pantry cupboard.
Utility	11' 3" x 4' 6" (3.43m x 1.37m)
Conservatory	12' 4" x 7' 11" (3.76m x 2.41m)
Cloakroom	8' 2" x 4' 0" (2.49m x 1.22m)
First Floor Landing	8' 3" x 6' 9" (2.51m x 2.06m) Airing cupboard. Access to loft.
Bedroom 1	17' 0" x 11' 0" (5.18m x 3.35m)
En-suite Shower Room	11' 0" x 5' 11" (3.35m x 1.80m)
Bedroom 2	11' 2" x 11' 6" (3.40m x 3.50m)
Bedroom 3	11' 1" x 11' 1" (3.38m x 3.38m)
Bedroom 4	11' 1" x 8' 5" (3.38m x 2.56m)
Bathroom	10' 0" x 5' 6" (3.05m x 1.68m)
Outside	17' 0" x 8' 0" (5.18m x 2.44m) To the front of the property is a paviour driveway providing parking for 3/4 vehicles and leading to the garage 17' 0" x 8' 0" (5.18m x 2.44m), lawn and flower beds. Private rear garden with patio, lawn and mature hedging.



GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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.

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.



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