



27 Addison Grove, Taunton TA2 6JQ  
£299,995

GIBBINS RICHARDS   
Making home moves happen

A beautifully extended traditional three bedroom semi detached home offering two reception rooms, light and spacious accommodation and is beautifully presented throughout featuring recently replaced kitchen, log burner fire in the sitting room and off road parking.

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

This superb property is ideal for a growing family with its spacious garden and having been extended by the current owner. The property is located in a sought after area and close to the mainline intercity railway station with good access to the town centre and local amenities as well as easy access to the M5 motorway at junction 25.

BEAUTIFULLY EXTENDED THREE BED SEMI DETACHED HOME

TWO RECEPTION ROOMS

GROUND FLOOR WC

UPVC DOUBLE GLAZING

OFF ROAD PARKING

MODERN KITCHEN

GAS CENTRAL HEATING

ENCLOSED REAR GARDEN

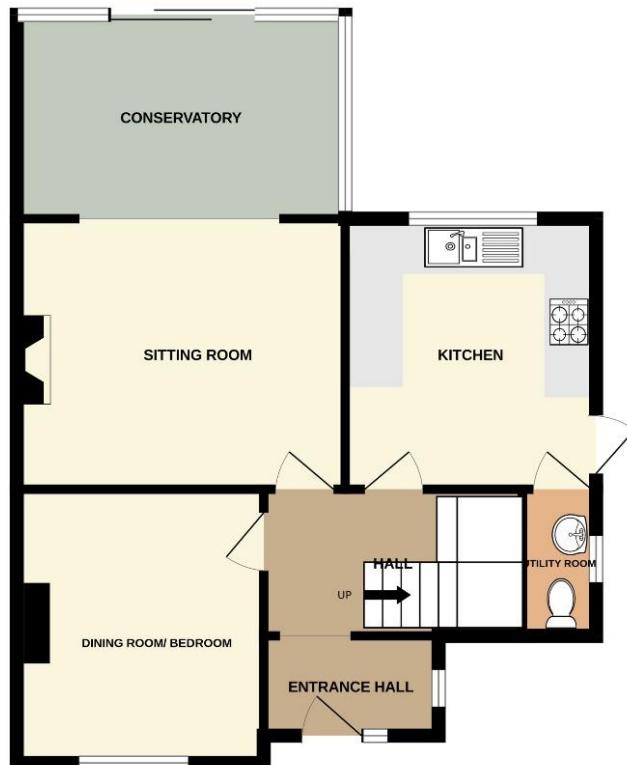




Entrance	Upvc double glazed door into:
Entrance Hallway	Stairs to first floor.
Dining Room/ Bedroom	11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window to front.
Sitting Room	13' 9" x 11' 3" (4.19m x 3.42m) Feature fireplace with log burner and solid oak surround. Open plan archway to:
Conservatory	11' 8" x 8' 5" (3.55m x 2.56m) Double glazed windows with double glazed sliding doors to rear garden.
Kitchen	11' 4" x 10' 5" (3.45m x 3.17m) Double glazed window to rear, refitted kitchen with range of base and wall mounted cupboards, space for appliances, door to side.
Cloakroom	Low level wc, pedestal wash hand basin and double glazed window to side.
First Floor Landing	Storage cupboard.
Bedroom 1	13' 1" x 11' 5" (3.98m x 3.47m) Double glazed widow to front.
Bedroom 2	12' 3" x 11' 6" (3.73m x 3.50m) Double glazed window to front.
Bedroom 3	11' 7" x 6' 2" (3.53m x 1.87m) Double glazed window to rear.
Family Bathroom	5' 8" x 4' 9" (1.72m x 1.46m) Double glazed window to rear, suite comprising bath with shower over, vanity wash basin and tiled splash backs.
Cloakroom	Low level wc.
Outside	To the front there is off road parking and a foot path to the entrance, The rear garden offers lawned gardens with large paved area, mature boarders and gated side access.



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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.



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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