



10 Park Close, Trull, Taunton TA3 7HL

£375,000

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A four bedroomed detached property located in a quiet cul-de-sac within a sought-after village in the parish of Trull. The accommodation consists of: entrance porch, cloakroom, sitting room, dining room, kitchen, four first floor bedrooms and family bathroom. Externally the property benefits from a private rear garden, single garage and block paved driveway. AVAILABLE WITH NO ONWARD CHAIN.

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

Staplehay is a sought-after village in the parish of Trull which contains facilities to include a popular primary school, general stores, garage and popular pub. Further educational facilities can be found at Queens College or Castle school. The town centre itself offers a wide and comprehensive range of facilities and is under 3 miles distant and includes both M5 motorway and intercity railway access.

DETACHED HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
CLOAKROOM
SINGLE GARAGE & DRIVEWAY
PRIVATE REAR GARDEN
CUL-DE-SAC POSITION
GAS CENTRAL HEATING
SOUGHT-AFTER VILLAGE LOCATION
NO ONWARD CHAIN





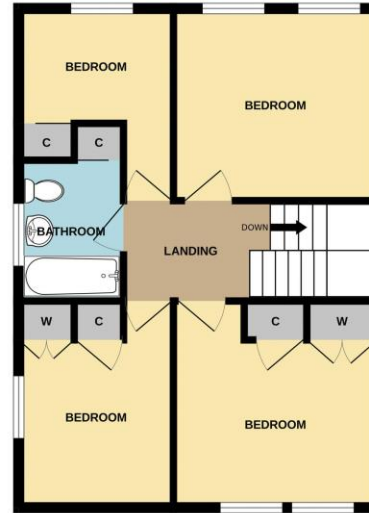
Entrance Porch	5' 4" x 4' 1" (1.62m x 1.24m)
Cloakroom	4' 4" x 3' 11" (1.32m x 1.19m)
Sitting Room	16' 4" narrowing to 9'2" x 19' 4" (4.97m x 5.89m)
Dining Room	10' 11" x 10' 10" (3.32m x 3.30m)
Kitchen	10' 8" x 8' 3" (3.25m x 2.51m)
Boot Room/Rear Entrance	6' 5" x 4' 1" (1.95m x 1.24m) Door leading to the garden & the garage.
First Floor Landing	5' 11" x 5' 3" (1.80m x 1.60m) Loft access.
Bedroom 1	10' 10" x 10' 2" (3.30m x 3.10m)
Bedroom 2	10' 10" x 8' 11" (3.30m x 2.72m) With built in wardrobes.
Bedroom 3	8' 11" x 8' 2" (2.72m x 2.49m) With built in wardrobes.
Bedroom 4	8' 2" x 6' 8" (2.49m x 2.03m) With built in wardrobes.
Family Bathroom	7' 5" x 5' 6" (2.26m x 1.68m) With airing cupboard.
Outside	Private rear garden with mature borders. Single garage with light and power measuring 18'11" x 9'0". Block paved driveway.
Agent's Note:	Please note the property is of BISF (steel frame) construction.



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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