



8 Bartlett Close, Taunton TA1 4NZ
£389,950

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An internal viewing a must! A very well presented and cleverly adapted detached family home located in a sought after residential area. The accommodation now includes entrance hall, cloakroom, generous size re-fitted kitchen, useful study/office, spacious living/dining room, conservatory, four first floor double bedrooms, re-fitted family bathroom with separate walk-in shower. Off road parking and corner plot gardens. Energy Rating: C-69

The property is situated in a cul-de-sac off Queens Way in Galmington which is within easy reach of local facilities including a Doctors Surgery, Pharmacy, Tesco Express and bakery. Within Galmington there is a popular primary school, community centre as well as a local pub and Chinese restaurant. Taunton town centre is approximately one mile from the property and comprises a wealth of shopping and leisure facilities. Secondary School education can be found at Castle School and Musgrove Park Hospital is within walking distance.

WELL PRESENTED DETACHED HOME

FAVoured LOCATION

CONVERTED GARAGE

OFFICE/STUDY

CONSEVATORY

4 BEDROOMS

RE-FITTED BATHROOM WITH SEPARATE SHOWER

OFF ROAD PARKING

GENEROUS GARDEN

CASTLE SCHOOL CATCHMENT





Entrance Hall
Cloakroom
Kitchen

Study/Office
Living/Dining Room
Conservatory
First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4

Family Bathroom
Outside

With WC and wash basin.
17' 6" x 9' 6" (5.33m x 2.89m) Re-fitted (former garage). Including a 'Range Master' dual fuel oven, integrated dishwasher unit, plumbing for washing machine and tumble dryer.

11' 10" x 9' 6" (3.60m x 2.89m) With door to outside.

25' 6" x 12' 2" (7.77m x 3.71m) Generous size room with access to conservatory.
19' 8" x 8' 5" (5.99m x 2.56m)

11' 5" x 10' 2" (3.48m x 3.10m) With fitted wardrobe units.

13' 0" x 7' 10" (3.96m x 2.39m)

9' 9" x 9' 9" (2.97m x 2.97m)

9' 8" x 8' 0" (2.94m x 2.44m) Boiler cupboard containing combination gas fired boiler providing domestic hot water and central heating.

Re-fitted suite including separate shower cubicle.

Front driveway providing off road parking. Side access through to the rear garden which has been landscaped with a timber decking section, lawn, patio, large workshop/store, as well as a 10' 0" x 8' 0" (3.05m x 2.44m) timber shed.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (118.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order 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.



50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk