



12 Calway Road, Taunton TA1 3EQ
£399,950

GIBBINS RICHARDS 
Making home moves happen

A spacious detached family home set in generous size gardens with ample off road parking and garage. Great potential to extend. The gas centrally heated accommodation consists of: double glazed entrance porch, reception hall, sitting room, dining room, kitchen, lobby, cloakroom, 3 double bedrooms and shower room. NO ONWARD CHAIN.

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

This well appointed detached home enjoys a most pleasant sought after location being within a cul-de-sac position. The property is set well back from the road, therefore enjoying the good degree of frontage with long side driveway leading to a garage with automated door and access to a generous size private garden to the rear. Calway Road is a cul-de-sac off South Road with Richard Huish college and Bishop Foxs secondary school close by as well as local amenities within nearby Mountfields. The town centre is less than one mile distant and boasts a wide and comprehensive range of shopping, leisure and cultural facilities.

SPACIOUS DETACHED HOME
GENEROUS SIZE GARDENS
2 RECEPTION ROOMS
DOWNSTAIRS CLOAKROOM
3 DOUBLE BEDROOMS
FIRST FLOOR RE-FITTED SHOWER ROOM
AMPLE OFF ROAD PARKING AND GARAGE
NO CHAIN
CUL-DE-SAC LOCATION
GREAT POTENTIAL





Entrance Porch
Reception Hall
Cloakroom

Stairs to first floor.
Hand wash basin and wc.

Sitting Room

18' 8" x 12' 5" (5.69m x 3.78m) A most generous size room with fireplace surround. Double glazed door to the rear garden.

Dining Room

9' 0" x 8' 8" (2.74m x 2.64m)

Kitchen

12' 0" x 9' 2" (3.65m x 2.79m) Including pantry cupboard and plumbing for washing machine. Door to: Lobby

Lobby

First Floor Landing

Airing cupboard. Access to loft space.

Bedroom 1

16' 5" x 9' 5" (5.00m x 2.87m) Two single wardrobes. Large double glazed window to front with views towards the Blackdown Hills.

Bedroom 2

10' 2" x 9' 5" (3.10m x 2.87m) Recess double wardrobe.

Bedroom 3

11' 0" x 9' 0" (3.35m x 2.74m) Recess double wardrobe.

Shower Room

7' 5" x 5' 5" (2.26m x 1.65m) Walk-in shower, wc and wash basin.

Outside

To the front of the property there is a large enclosed generous size lawn with long driveway to the side leading to the garage 18' 2" x 9' 0" (5.53m x 2.74m) with an electronically operated up and over door. The rear garden is off a generous size and fully enclosed, therefore benefitting from a good degree of privacy. Within the garden there is a good size level lawn, paved patio, timber shed, aluminium greenhouse as well as bordering shrubs and plants.



GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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.

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