



**1 Mill Rise, Staplegrove, Taunton TA2 6PY**  
**£255,000**

**GIBBINS RICHARDS**   
Making home moves happen

A semi-detached 1930's property benefiting from a fabulously quiet position in a no through road and having the definite benefit of no ongoing chain. The house offers three bedrooms, a good sized ground floor, ample parking and pleasant rear gardens. An internal viewing is highly recommended.

**THE PROPERTY**

The house has a ground floor entrance hall, sitting room and separate dining room, a modern fitted kitchen and shower room. To the first floor are three good sized bedrooms. There is gas central heating, double glazing and a large driveway to the front providing parking/turning for 3/4 cars and a garden to the rear. The property is located at the end of Mill Rise which is a very quiet no through road and the only passing traffic being pedestrians through to Silk Mills. A very well located home having the benefit of much privacy to the front.

- NO ONWARD CHAIN
- 3 BEDROOM 1930'S SEMI
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SCOPE FOR FURTHER IMPROVEMENT AND EXTENSION
- AMPLE DRIVEWAY/PARKING
- FRONT AND REAR GARDENS
- QUIET END OF ROAD POSITION WITH NO PASSING TRAFFIC.





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Entrance Hall	Stairs to first floor.
Sitting Room	14' 11" x 11' 11" (4.54m x 3.63m)
Kitchen	12' 0" x 7' 11" (3.65m x 2.41m)
Dining Room	10' 0" x 8' 5" (3.05m x 2.56m)
Shower Room	5' 10" x 8' 0" (1.78m x 2.44m)
First Floor Landing	
Bedroom 3	8' 6" x 8' 1" (2.59m x 2.46m)
Bedroom 1	12' 1" x 13' 0" (3.68m x 3.96m)
Bedroom 2	13' 8" x 8' 5" (4.16m x 2.56m)
Outside	The property has a block paved driveway with plenty of parking and turning for a number of cars. Good size front garden and side access to the rear garden, good sized with a timber shed.



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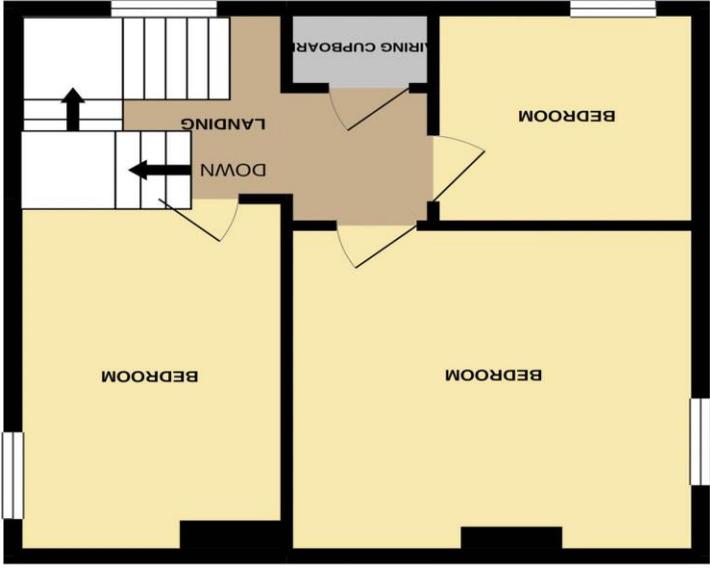


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GROUND FLOOR



1ST FLOOR



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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

