



GIBBINS RICHARDS 

11 Cory Road, Taunton TA2 7HZ
Guide Price £260,000

GIBBINS RICHARDS 
Making home moves happen

Coming soon! A fantastic three bedroomed semi-detached new home. There is a large lounge/diner to the rear, a kitchen at the front and a ground floor cloakroom. The property has three generous bedrooms and two bathrooms upstairs, and also benefits from a west facing garden. The house has a really large garage with scope for some of that space being converted to a utility or office. The properties are being finished to the highest standard and therefore early viewing is strongly advised.

THE PROPERTY

Found in the North side of Taunton very close to a range of good amenities and schools, this fantastic new house makes the perfect family home, finished to a very high standard and soon ready for buyers to move in. The property has three good sized bedrooms, bathroom and en-suite upstairs and downstairs is a kitchen to the front, lounge diner to the rear, WC and a very large integral garage.

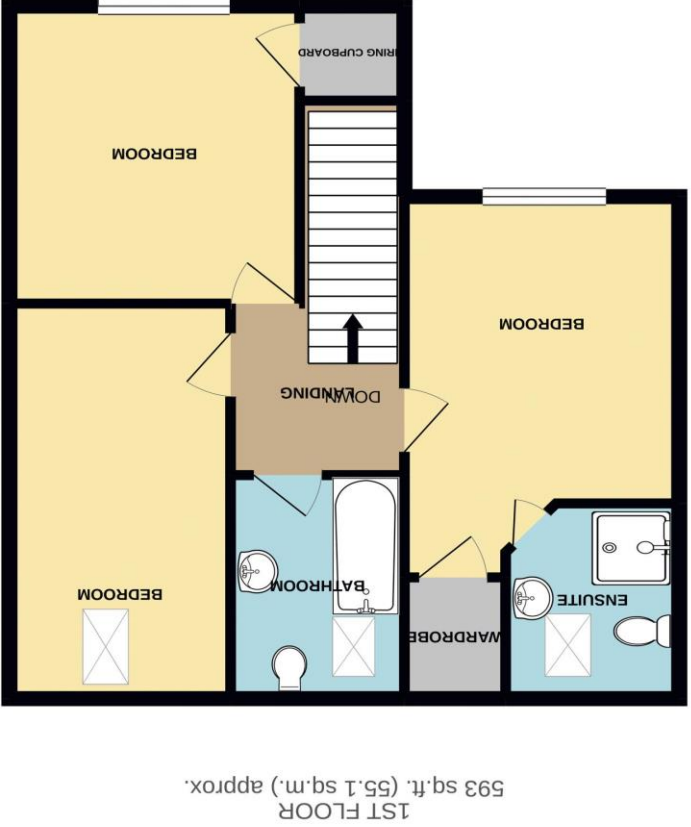
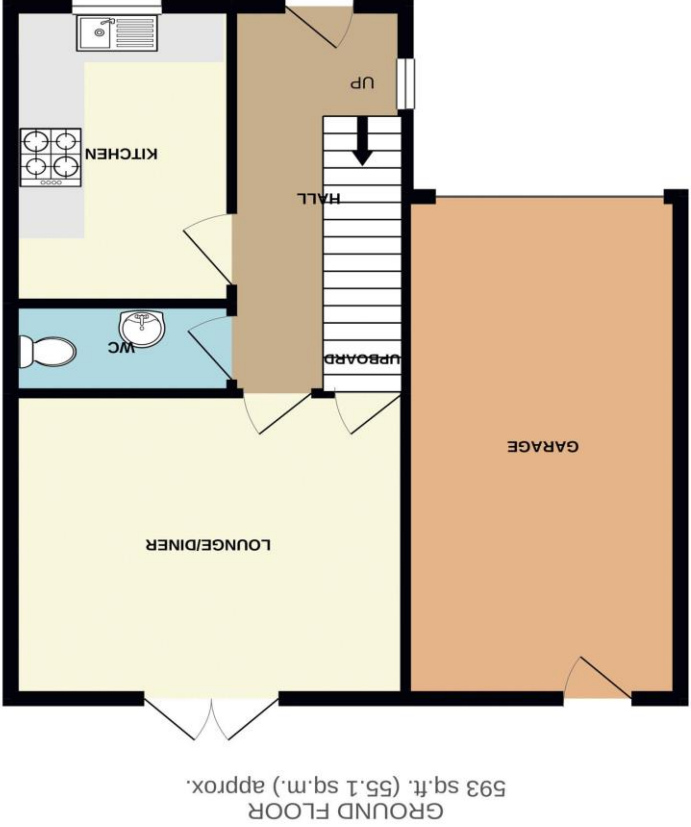
- NEW BUILD SEMI DETACHED HOME
- NEAR LOCAL AMENITIES
- LARGE INTEGRAL GARAGE
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED BEDROOMS
- LOUNGE/DINER
- WEST FACING REAR GARDEN
- NO ONWARD CHAIN





Hallway	12' 3" x 7' 2" (3.73m x 2.18m)
Kitchen	11' 8" x 7' 2" (3.55m x 2.18m)
Lounge/Diner	14' 7" x 11' 7" (4.44m x 3.53m)
First Floor Landing	
Bedroom 1	13' 10" x 11' 2" (4.21m x 3.40m) Built-in storage cupboard.
En-Suite	7' 8" x 6' 5" (2.34m x 1.95m)
Bedroom 2	12' 0" x 11' 2" (3.65m x 3.40m) Built-in cupboard.
Bedroom 3	15' 8" x 8' 1" (4.77m x 2.46m)
Bathroom	8' 9" x 6' 6" (2.66m x 1.98m)
Outside	To the front of the property is a parking space leading to the GARAGE 19'10 x 10'1. To the rear is a west facing garden.





TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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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.

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

