



2 Sutherland Close, Taunton TA1 4LE
Guide Price £330,000

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Early viewings recommended for this lovely 4 bedroom semi-detached family home in the Galmington area. The property has three bedrooms and a bathroom upstairs, down stairs has been extended and includes hallways, downstairs bedroom/study area, shower room, kitchen and a very large lounge/diner. Outside there is a long side driveway a lovely southwest facing garden featuring a beautiful covered decking area. The property has been upgraded and updated throughout.

THE PROPERTY

Situated in the heart of the very popular Galmington area of Taunton this semi-detached home is in range of a lot of local amenities. It fits into catchment for both Bishops Henderson primary school and The Castle secondary. The property is also a walkable distance to the town centre and Musgrove park hospital. The property itself is in great condition throughout and would make the perfect family home with three bedrooms upstairs and extended living downstairs it is very versatile.

4 BEDROOMS

2 BATHROOMS

EXTENDED LIVING

CUL-DE-SAC POSITION

SOUTHWEST FACING GARDEN

SIDE DRIVEWAY

GREAT CONDITION THROUGHOUT

GREAT SCHOOL CATCHMENTS

NEAR LOCAL AMENITIES

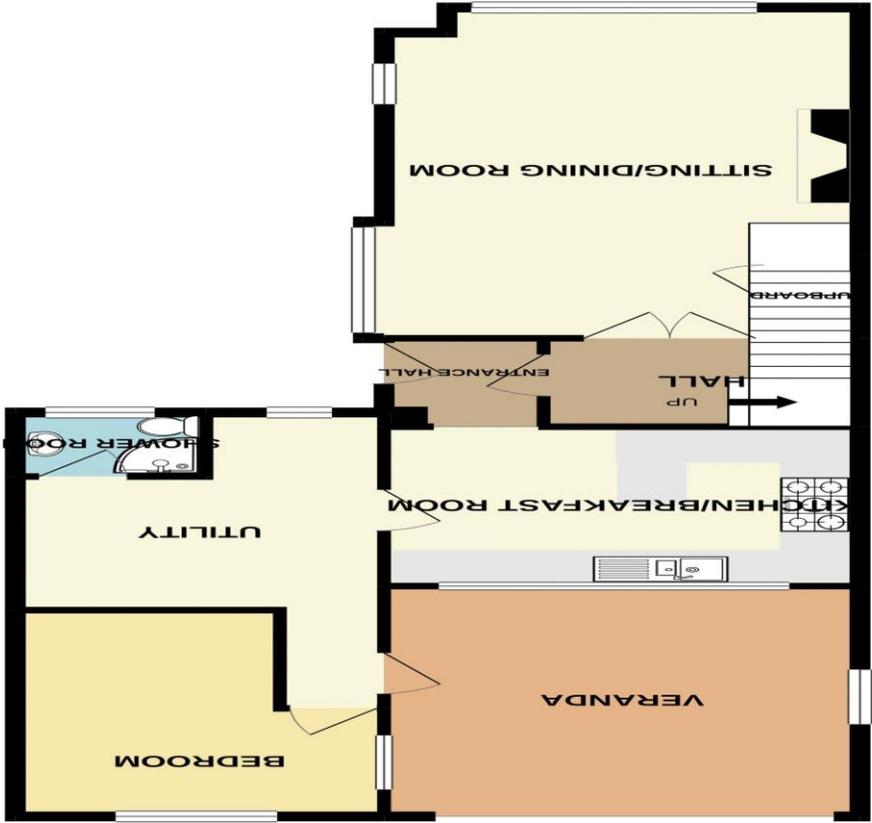




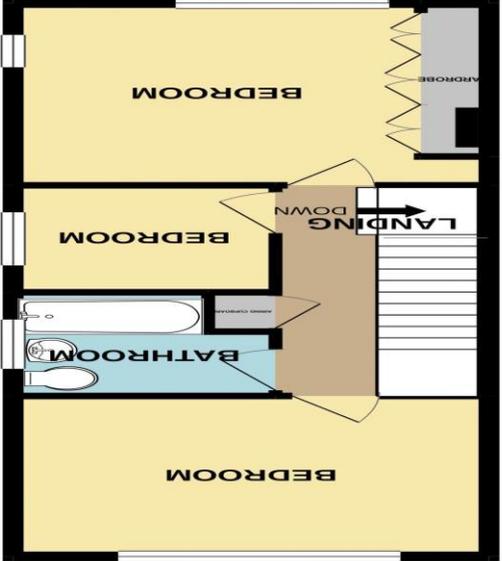
Hallway	5' 6" x 4' 2" (1.68m x 1.27m)
Inner Hall	8' 10" x 5' 0" (2.69m x 1.52m) Stairs to first floor.
Kitchen	13' 5" x 9' 8" (4.09m x 2.94m)
Lounge/Diner	19' 0" x 13' 4" (5.79m x 4.06m)
Utility Section	12' 0" x 10' 6" (3.65m x 3.20m)
Shower Room	5' 10" x 5' 3" (1.78m x 1.60m)
Bedroom 3/Office	13' 0" x 10' 11" (3.96m x 3.32m)
First Floor Landing	Airing cupboard and access hatch to the fully boarded loft with light.
Bedroom 1	11' 6" x 10' 11" (3.50m x 3.32m)
Bedroom 2	13' 7" x 9' 8" (4.14m x 2.94m)
Bedroom 4	7' 5" x 6' 6" (2.26m x 1.98m)
Bathroom	7' 9" x 6' 5" (2.36m x 1.95m)
Outside	Lawned front garden. Side driveway leading to shed. The rear garden is of a southwest aspect. Large shed with light and power, Patio, lawned area and very nice roofed decking area.



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 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

