



GIBBINS RICHARDS 

12 Streamside, Hillyfields, Taunton TA1 2LY

£525,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully appointed and most spacious detached home occupying a delightful tucked away position on an award winning development overlooking Kings College playing fields. Versatile accommodation is arranged on three floors and includes a spacious sitting room, large farmhouse style kitchen/family room, utility room, cloakroom and impressive conservatory with underfloor heating. First floor spacious sitting room with a pleasant aspect, large master bedroom with dressing area and en-suite shower room, to the second floor there are four double bedrooms and family bathroom. There is an enclosed and low maintenance rear garden with access to a double garage.

Tenure: Freehold / Energy Rating: C / Council Tax Band: G

Constructed in 2002 to an exceptionally high standard by C G Fry Ltd, this most impressive Georgian style town house occupies a prime position on the edge of the development and is accessed by a footpath. Hillyfields is located on the south eastern outskirts of the town centre and is within easy reach of local facilities including schools and popular colleges. The town centre itself is just over 1 mile distant, whilst the M5 motorway at junction 25 is within a short drive away and includes the Hankridge Farm retail park.

IMPRESSIVE GEORGIAN STYLE TOWN HOUSE  
SPACIOUS AND VERSATILE LIVING SPACE  
LARGE FIRST FLOOR LIVING ROOM  
OVERLOOKING KINGS COLLEGE PLAYING FIELDS  
OPEN PLAN KITCHEN/FAMILY ROOM  
5 BEDROOMS  
EN-SUITE SHOWER AND DRESSING AREA  
2ND FLOOR FAMILY BATHROOM  
DOUBLE GARAGE  
GAS CENTRAL HEATING





Spacious Hall Cloakroom	wash basin and wc.
Sitting Room	22' 8" x 12' 5" (6.90m x 3.78m) Oak flooring. Access to garden.
Kitchen/ Family Room	22' 8" x 12' 6" (6.90m x 3.81m) Incorporating a large Range recess with dual fuel oven, Belfast sink unit and plumbing for dishwasher.
Utility Room	Containing gas fired central heating boiler. Belfast sink unit. Plumbing for washing machine. Access to garden.
Garden Room	22' 2" x 11' 10" (6.75m x 3.60m) With glass roof, Chinese slate tiled flooring with underfloor heating. Access to rear garden.
First Floor	
Living Room	22' 8" x 12' 8" (6.90m x 3.86m) Triple aspect double glazed windows, living flame gas fire.
Master Bedroom Dressing Area En-suite Shower	17' 0" reducing to 13' 5" x 10' 8" (5.18m x 3.25m) Two double recess wardrobes. Shower enclosure, vanity unit and wc.
Second Floor	Access to loft. Airing cupboard.
Bedroom 2	12' 6" x 11' 10" (3.81m x 3.60m) Double glazed sash window.
Bedroom 3	12' 8" x 11' 2" (3.86m x 3.40m) Double glazed sash window.
Bedroom 4	12' 8" x 11' 2" (3.86m x 3.40m)
Bedroom 5	10' 6" x 9' 0" (3.20m x 2.74m)
Bathroom	Panel bath, mixer shower and screen. Towel warmer. Wash basin and wc.
Outside	To the rear of the property is a raised sun deck, paved area and patio, raised borders, side gate and personal door to double garage 19' 3" x 18' 7" (5.86m x 5.66m) with two up and over doors, one being electronically operated as well as loft storage space.



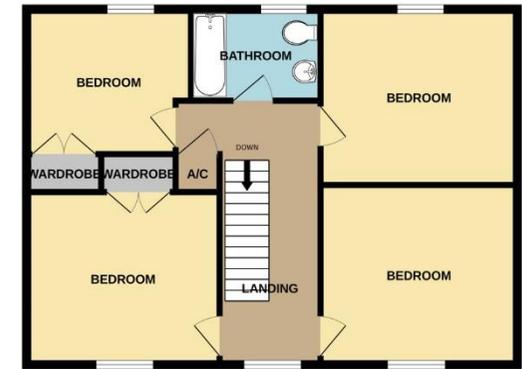
GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2349 sq.ft. (218.2 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.  
Made with Metropix ©2023



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](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)