



19 Beverley Close, Taunton TA2 6JJ  
£390,000

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A spacious and extended four bed semi detached home located at the end of a quiet cul-de-sac. The well presented accommodation consists of a welcoming entrance hall, two reception rooms, open plan kitchen/diner, utility room, boiler room and cloakroom. To the first floor there are four bedrooms, family bathroom and a modern shower room. Externally the property benefits from a private west facing rear garden and large driveway.

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

The accommodation is warmed by gas central heating and is fitted with double glazing throughout. The property is located in a cul-de-sac position and is within convenient access of Taunton school, the mainline railway station and local park. The town centre itself is less than two miles distant and provides a wealth of shopping and leisure facilities.

FOUR BED SEMI DETACHED HOME  
TWO RECEPTION ROOMS  
OPEN PLAN KITCHEN/DINER  
CLOAKROOM AND UTILITY  
DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
PRIVATE WEST FACING GARDEN  
CUL-DE-SAC POSITION  
WELL PRESENTED ACCOMMODATION





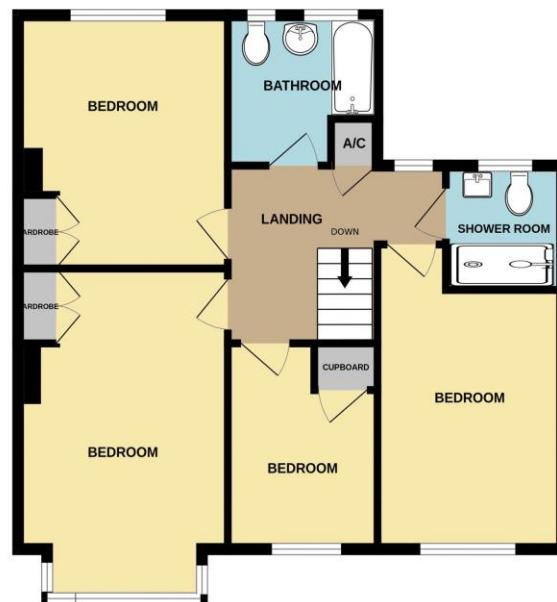
|                         |  |
|-------------------------|--|
| Entrance Hall           | 11' 4" x 7' 0" narrowing to 4' 11" (3.45m x 2.13m) Under stairs storage cupboard.  |
| Sitting Room            | 13' 0" x 10' 0" (3.96m x 3.05m) Bay window. Gas fire.  |
| Kitchen/Diner           | 18' 0" x 12' 0" (5.48m x 3.65m) With integral cooker, hob and extractor hood. Dishwasher. French doors opening onto the garden.                      |
| Utility                 | 7' 0" x 5' 10" (2.13m x 1.78m) Door opening to the garden.   |
| Cloakroom               | 7' 0" x 3' 0" (2.13m x 0.91m)  |
| Play Room / Family Room | 15' 0" x 9' 0" (4.57m x 2.74m)   |
| Utility Room            | 9' 0" x 3' 0" (2.74m x 0.91m)  |
| First Floor Landing     | Access to loft space. Two storage cupboards.   |
| Bedroom 1               | 13' 0" x 10' 0" (3.96m x 3.05m) Bay window. Built-in wardrobes.  |
| Bedroom 2               | 12' 0" x 10' 0" (3.65m x 3.05m) Built-in wardrobes.  |
| Bedroom 3               | 11' 0" x 9' 0" (3.35m x 2.74m)   |
| Bedroom 4               | 7' 0" x 10' 0" narrowing to 8' (2.13m x 3.05m) Built-in wardrobe.  |
| Bathroom                | 7' 0" x 7' 0" (2.13m x 2.13m)  |
| Shower Room             | 6' 11" x 5' 11" (2.11m x 1.80m)  |
| Outside                 | To the front of the property is a large driveway offering off road parking. Private west facing rear garden which backs onto Taunton school grounds. |



GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.8 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.

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 Web: www.gibbinsrichards.co.uk

