



GIBBINS RICHARDS 
Making home moves happen

7 Stone Close, Comeytrove, Taunton TA1 4YG

£525,000

GIBBINS RICHARDS 

Making home moves happen

This delightful and spacious detached family home built by John Mowlem Homes in 1988 occupies a prime position and enjoys a south facing rear garden which backs onto Comeytrowe park. The property has been carefully maintained by the current owners and comprises of entrance hall with cloakroom, two reception rooms, large kitchen/diner, four spacious double bedrooms, the master with en-suite and a family bathroom, double garage, south facing enclosed rear garden.

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

There are a range of facilities within easy reach including outstanding primary and secondary schools, Musgrove Park Hospital, shopping parade and public house. The town centre itself is approximately one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities. The M5 motorway at junction 25 and the mainline railway station is easily accessible.

IMPRESSIVE DETACHED FAMILY HOME
TWO RECEPTION ROOMS
LARGE KITCHEN/DINER
CLOAKROOM
FOUR BEDROOMS - MASTER EN-SUITE
GAS CENTRAL HEATING
DOUBLE GLAZING
SOUTH FACING REAR GARDEN
DOUBLE GARAGE WITH DRIVEWAY
CUL-DE-SAC LOCATION





GIBBINS RICHARDS

Entrance via double glazed door with canopy porch over into:

Hallway	Stairs to first floor.
Cloakroom	Double glazed window to front. Low level wc and pedestal wash hand basin.
Sitting Room	15' 7" x 12' 8" (4.75m x 3.86m) Fireplace. Double glazed window to front.
Reception Room	12' 11" x 10' 0" (3.93m x 3.05m) Sliding patio doors to the rear garden.
Kitchen/Diner	18' 0" x 12' 11" (5.48m x 3.93m) A range of wall and floor cupboards. Space for family table. Two double glazed windows to side, double glazed window to rear and French doors into the rear garden.
First Floor Landing	Airing cupboard. Double glazed window to front.
Master Bedroom	12' 9" x 10' 10" (3.88m x 3.30m) Double glazed window to front. Built-in double wardrobes. Door to:
En-suite Shower Room	Double glazed window to side. Low level wc, pedestal wash hand basin and double shower cubicle.
Bedroom 2	12' 8" x 10' 2" (3.86m x 3.10m) Double glazed window to rear.
Bedroom 3	12' 8" x 8' 2" (3.86m x 2.49m) Double glazed window to rear. Built-in wardrobe.
Bedroom 4	12' 5" x 7' 3" (3.78m x 2.21m) Double glazed window to front.
Family Bathroom	White suite comprising of bath, low level wc and pedestal wash hand basin. Double glazed window to rear.
Outside	Double driveway leads to twin garages with double up and over door. The garage is currently used as office/workshop and utility space with a stud partition wall which is easily removable if required. The front garden has a low level boundary wall and a small area of lawn. The rear garden consists of large patio area with a lawn garden with flower borders and mature bushes and trees. The rear garden backs onto Comeytrowe park.



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 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.
Made with Metropix 62023

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.

