



GIBBINS RICHARDS 

2 Badgers Close, Bishops Hull, Taunton TA1 5HL

Guide Price £325,000

GIBBINS RICHARDS 
Making home moves happen

Early viewings recommended for this large detached family home. Situated in Bishops Hull and in the catchment for the best schools and close to a range of useful amenities. The property has four good size bedrooms and a bathroom to the first floor. To the ground floor is a generous hallway, WC, very large lounge/dining area, a kitchen, utility and doorway from there into a large integral garage. There is plenty of parking to the front and a lawned south-facing garden to the rear. The property is ready for occupancy but could benefit from some cosmetic updating. No chain. Energy rating: C-72

THE PROPERTY

Located in Bishops Hull in a cul-de-sac position just off Silk Mills Road, this house is very convenient for a range of local amenities. It is very close to the Castle secondary school and Bishops Hull primary, both of which are sought-after schools. There are regular buses to the town centre and Musgrove Park hospital is also within walking distance. The property itself has generous accommodation upstairs and down and benefits from a garage, parking and a generous garden. No chain.

- 4 GOOD SIZE BEDROOMS
- DOWNSTAIRS WC
- LARGE HALLWAY AND LARGE UTILITY
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARAGE AND PARKING
- GREAT SCHOOL CATCHMENTS
- NEAR LOCAL AMENITIES
- SOUTH FACING GARDEN
- NO CHAIN





Hallway	15' 6" x 8' 5" (4.72m x 2.56m)
Cloakroom	5' 0" x 3' 3" (1.52m x 0.99m)
Living/Dining Room	27' 4" x 13' 2" (8.32m x 4.01m)
Kitchen	10' 4" x 9' 6" (3.15m x 2.89m)
Utility Room	10' 3" x 6' 9" (3.12m x 2.06m)
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	11' 6" x 11' 0" (3.50m x 3.35m)
Bedroom 2	11' 6" x 9' 6" (3.50m x 2.89m) Built-in wardrobe.
Bedroom 3	9' 11" x 8' 2" (3.02m x 2.49m)
Bedroom 4	10' 2" x 8' 0" (3.10m x 2.44m)
Bathroom	7' 4" x 6' 9" (2.23m x 2.06m)
Outside	To the front of the property is a wide driveway for several cars leading to an integral garage 17' 8" x 10' 4" (5.38m x 3.15m). South facing walled rear garden.



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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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.

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