



GIBBINS RICHARDS

28 Ilminster Road, Taunton TA1 2DR

Guide Price £400,000

GIBBINS RICHARDS   
Making home moves happen

A superbly presented detached 1930's home offering generous size accommodation as well as a large rear garden, ample off road parking and garage. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. Energy rating: TBC

#### THE PROPERTY

This 1930's detached home has been comprehensively refurbished in recent years and therefore, an internal viewing is highly recommended to appreciate this property. The accommodation comprises; entrance porch, entrance hall including solid Oak flooring and large cloak recess, sitting room, separate dining room, kitchen and utility area with the kitchen containing a Range Master dual fuel oven whilst to the first floor there are three bedrooms including two generous double bedrooms and the most attractive wet room. To the outside there is ample off road parking as well as a secondary driveway, detached garage (which has planning permission to re-build into a larger garage/workshop) whilst access leads through to a very long rear garden with useful work shed. The property is located in a convenient location within easy access of the M5 motorway together with Hankridge Farm retail park. Taunton town centre is just over one mile distant.

BEAUTIFULLY PRESENTED HOME  
TWO GOOD SIZE RECEPTIONS  
KITCHEN/UTILITY  
THREE BEDROOMS  
WET ROOM  
AMPLE OFF ROAD PARKING AND GARAGE  
LONG REAR GARDEN  
HIGH SPEED BROADBAND CONNECTED  
PLANNING PERMISSION GRANTED FOR LARGER GARAGE

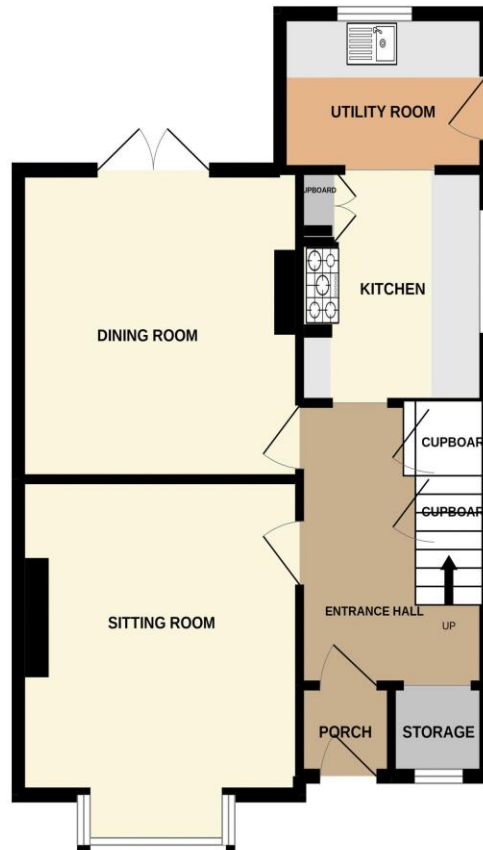




|                |  |
|----------------|--|
| Entrance Porch |  |
| Entrance Hall  | With cloaks recess and under stairs storage. Solid Oak flooring.   |
| Sitting Room   | 15' 1" x 11' 6" (4.6m x 3.5m) Square bay window and fireplace recess.  |
| Dining Room    | 12' 6" x 11' 6" (3.8m x 3.5m) Solid Oak flooring, fireplace recess and double glazed doors to rear garden.   |
| Kitchen        | 9' 2" x 8' 2" (2.8m x 2.5m) Attractively fitted with shaker style units, solid Oak worktops, Range Master dual fuel oven, opening to;  |
| Utility Room   | 8' 10" x 6' 11" (2.7m x 2.1m) Belfast sink unit.   |
| First Floor    |  |
| Landing        | Loft access via pull down ladder (which we believe to be three quarters boarded) with light and power.   |
| Bedroom 1      | 15' 1" x 11' 6" (4.6m x 3.5m) Double glazed bay window.  |
| Bedroom 2      | 12' 2" x 11' 6" (3.7m x 3.5m)  |
| Bedroom 3      | 9' 2" x 8' 2" (2.8m x 2.5m)  |
| Bathroom       | 8' 10" x 8' 2" (2.7m x 2.5m) This has been fitted as a wet room with underfloor heating, walk-in shower, wash stand and slipper bath.  |
| Outside        | To the front of the property there is an attractive paviour driveway providing ample off road parking and turning bay with timber gates leading through to further paved driveway and courtyard, detached garage (with planning permission granted for a larger garage/workshop - plans available on request). The rear garden consists of a long pathway to a good size lawned area with bordering shrubs and trees, shed and picket fencing leading through to a vegetable garden with raised beds, greenhouse and tool/garden shed. |



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.



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