



GIBBINS RICHARDS
FOR SALE
01823 332828
Making home moves happen

GIBBINS RICHARDS

10 Lansdowne Road, Taunton TA2 7QB

£239,950

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The property is in need of some modernisation and updating and comprises in brief; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and bathroom. To the outside is front and rear gardens, driveway and garage. Gas central heating and double glazing throughout.

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

A three bedroomed semi detached house located in a popular residential road, close to local amenities and the mainline intercity railway station.

SEMI DETACHED
THREE BEDROOMS
DRIVEWAY AND GARAGE
FRONT AND REAR GARDENS
CLOSE TO THE MAINLINE INTERCITY RAILWAY STATION
GAS CENTRAL HEATING
DOUBLE GLAZING





GIBBINS RICHARDS ▲

Hallway	Stairs to first floor. Two under stairs storage cupboards.
Dining Room	10' 4" x 10' 3" (3.15m x 3.12m) Double glazed bay window to front. Gas fire.
Sitting Room	11' 2" x 10' 3" (3.40m x 3.12m) Double glazed window to rear.
Kitchen	8' 0" x 7' 1" (2.44m x 2.16m) Double glazed window to side. Range of units, built-in oven, hob and hood. Double glazed door to rear garden.
First Floor Landing	Access to loft space.
Bedroom 1	12' 3" x 10' 3" (3.73m x 3.12m) Double glazed bay window to front.
Bedroom 2	11' 3" x 10' 3" (3.43m x 3.12m) Double glazed window to rear. Twin doors to airing cupboard with hot water tank and boiler.
Bedroom 3	8' 1" x 7' 1" (2.46m x 2.16m) Double glazed window to rear.
Bathroom	Double glazed window to front. Low level wc, pedestal wash hand basin and bath.
Outside	To the front of the property is a driveway providing off road parking for 3/4 cars and leads to the garage with twin doors and window to the side. The front garden comprises of mature plants and a low level boundary wall. The rear garden is laid to lawn with hedgerow and enclosed by wooden fencing.



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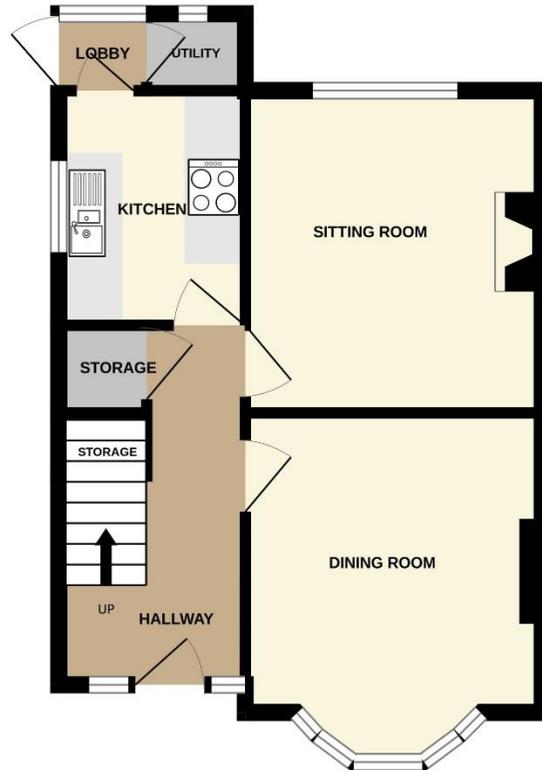


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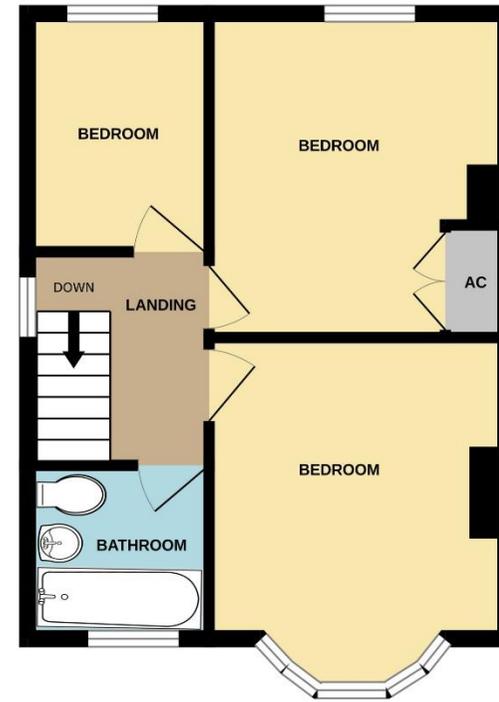


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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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.
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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