



GIBBINS RICHARDS 

4 Huish Avenue, Killams Park, Taunton TA1 3GB

£250,000

GIBBINS RICHARDS 
Making home moves happen

A nearly new and well appointed semi detached home located on a popular development on the southern outskirts of the town. The accommodation includes: hall with stairs to first floor, well equipped kitchen with built-in appliances, ground floor cloakroom, sitting room with French doors to the rear garden, two double first floor double bedrooms and bathroom with shower, side driveway with parking for at least two vehicles and an above average size and fully enclosed rear garden.

Tenure: Freehold / Energy Rating: B / Council Tax Band: B

Built by Summerfield Developments approximately 2 years ago, therefore benefitting from the residue of a 10 year NHBC warranty, this well appointed semi detached home will be the perfect choice for first time buyers, investors or even downsizers looking for a low maintenance property. The accommodation benefits from two double bedrooms as well as an attractive kitchen including marble worktops, fitted oven and gas hob as well as a built-in fridge freezer unit. Killams Park is located off Shoreditch Road which is still under development. This particular property enjoys a choice position being within a cul-de-sac and boasts a larger than average and fully enclosed rear garden. Local facilities are close to hand whilst the property is within walking distance of Richard Huish Collage and Bishop Foxes school. The town centre is just over one mile distant and boasts a wide and comprehensive range of facilities.

WELL APPOINTED SEMI-DETACHED HOME
POPULAR NEW DEVELOPMENT
WELL EQUIPPED KITCHEN
SITTING ROOM WITH FRENCH DOORS TO GARDEN
2 DOUBLE BEDROOMS
BATHROOM
ABOVE AVERAGE SIZE ENCLOSED REAR GARDEN
SIDE DRIVEWAY FOR AT LEAST 2 VEHICLES
8 YEARS REMAINING OF NHBC

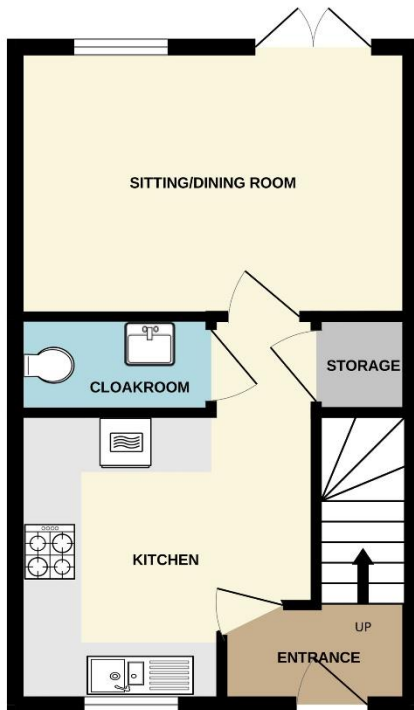




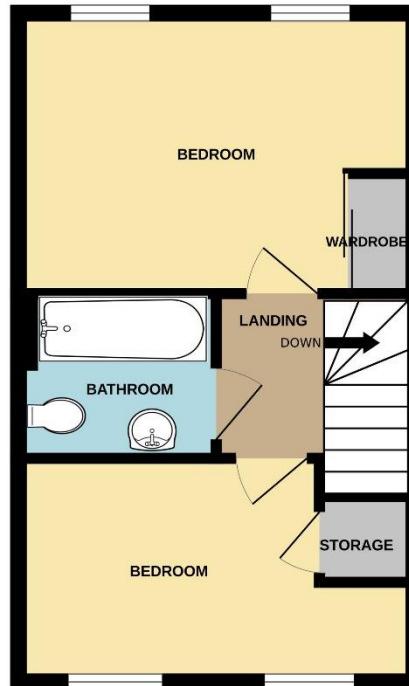
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|---------------------|--|
| Entrance Hall | With stairs to first floor. |
| Kitchen | 10' 8" x 10' 5" (3.25m x 3.17m) Attractively fitted with a range of floor and wall cupboard units with marble worktops, concealed gas fired central heating boiler, fitted electric oven and gas hob, built-in fridge freezer unit, space and plumbing for dishwasher and washing machine. |
| Lobby | With under stairs storage. |
| Cloakroom | Low flush wc and wash basin. |
| Sitting/Dining Room | 13' 10" x 9' 6" (4.21m x 2.89m) French doors to rear garden. |
| First Floor Landing | |
| Bedroom 1 | 13' 10" x 9' 9" (4.21m x 2.97m) Fitted double wardrobe. |
| Bedroom 2 | 13' 10" (reducing to 10' 8") x 7' 10" (4.21m x 2.39m) Fitted wardrobe cupboard. |
| Bathroom | 6' 9" x 5' 7" (2.06m x 1.70m) Bath and mixer shower with screen, wash basin, wc and towel warmer. |
| Outside | Side driveway allowing parking for at least two vehicles with side access gate to the larger than average and fully enclosed rear garden with paved patio, outside light, water tap and charging point. Small paved patio with feature cast iron balustrading and generous size lawn. |



GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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