



GIBBINS RICHARDS

108 Grove Gate, Staplegrove, Taunton TA2 6DF

£229,950

GIBBINS RICHARDS 
Making home moves happen

A stunning two bed end of terrace home located in a popular development on the west side of Taunton. The property is available with no onward chain and the accommodation consists of: entrance hall, cloakroom, kitchen, sitting/dining room, two double bedrooms with bespoke fitted wardrobes and a family bathroom. Externally the property benefits from an enclosed rear garden and off road parking for three cars.

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

This end of terrace home boasts two double bedrooms, side driveway and an enclosed rear garden. The accommodation is warmed by gas central heating via a combination boiler and is fitted with double glazing throughout. Grove Gate is a residential area in the parish of Staplegrove, which is situated off Silk Mills Road. There are a number of amenities nearby whilst a park and ride service operates into the town centre.

END OF TERRACE PROPERTY
PERFECT STARTER HOME OR BUY TO LET INVESTMENT
BEAUTIFULLY PRESENTED THROUGHOUT
DRIVEWAY FOR THREE CARS
ENCLOSED REAR GARDEN WITH SIDE ACCESS GATE
GAS CENTRAL HEATING
DOUBLE GLAZING
TWO DOUBLE BEDROOMS
NO ONWARD CHAIN



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Double glazed entrance door into;

Hallway	Stairs to first floor.
Cloakroom	Double glazed window to front. Low level wc and wash hand basin.
Kitchen	9' 9" x 5' 6" (2.97m x 1.68m) Double glazed window to rear. Space for upright fridge/freezer and washing machine. Built-in dishwasher, gas hob and electric hood over.
Sitting/ Dining Room	10' 3" x 8' 6" (3.12m x 2.59m) Under stairs storage cupboard. Double glazed window and double glazed door to rear.
First Floor Landing	Access to a partially boarded loft space via a pull down ladder.
Bedroom 1	10' 5" x 8' 6" (3.17m x 2.59m) Double glazed window to rear. A range of bespoke fitted wardrobes.
Bedroom 2	11' 1" x 9' 3" (3.38m x 2.82m) Two double glazed windows to front. Built-in wardrobes. Over stairs storage cupboard containing the gas fired boiler.
Bathroom	7' 3" x 5' 6" (2.21m x 1.68m) Low level wc, wash hand basin and bath with shower over. Double glazed window to side.
Outside	To the front of the property is off road parking for three cars, a side access pathway shared with neighbouring property and gated access to the rear garden. The rear garden contains patio area, bike shed, bin storage, gravelled area, outside power points, steps leading to a further gravelled area with mature plants and bushes and enclosed by wooden fencing.



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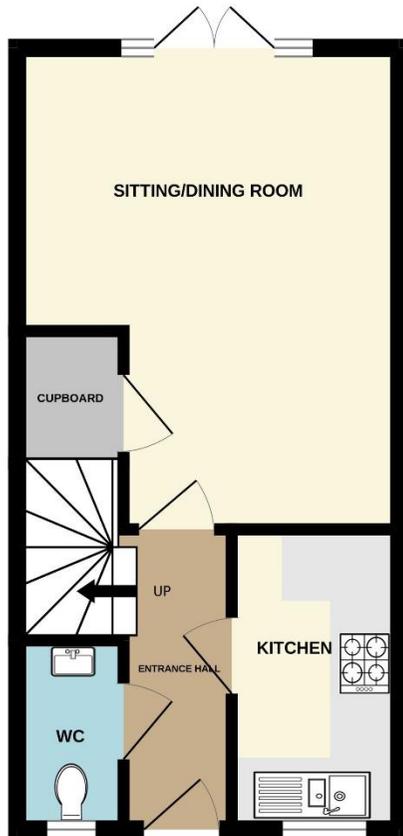


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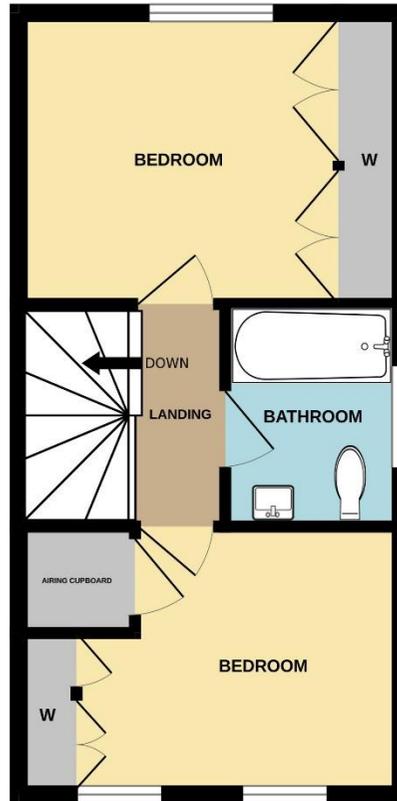


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GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq. ft. (58.9 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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