



GIBBINS RICHARDS ▲

**5 Killams Avenue, Taunton TA1 3YE**

**Guide Price £600,000**

**GIBBINS RICHARDS ▲**  
Making home moves happen

This very spacious 3 bedroom detached bungalow occupies a private prestigious cul-de-sac location in this highly favoured suburb of Taunton. It has a 20' x 16' living room, separate dining room, kitchen and large utility. Master bedroom with En-Suite shower room, two further good sized bedrooms, and bathroom. There are beautiful private gardens, ample parking and outside space, as well as double garage with electronically operated doors. NO CHAIN. Energy rating: D-65

#### THE PROPERTY

This distinctive three bedroom detached bungalow occupies a level sited and highly private plot in this desirable cul-de-sac location. The property is set within private mature grounds with a long sweeping driveway which leads to an attached double garage with automated door. The property has a master bedroom with en-suite shower room, two further double bedrooms and a large family bathroom. In addition the property has a 20' x 16' living room, separate dining room, fitted kitchen and substantial utility room. It is warmed by gas fired central heating and has great outside recreation space as well as commanding accommodation for entertaining. Killams is sited on the southern outskirts of the town centre within a short walk of local schools and colleges as well as a general store. The M5 is easily accessible at Junction 25 together with the Hankridge Farm retail centre.

SUBSTANTIAL & QUALITY DETACHED BUNGALOW

PRESTIGIOUS CUL-DE-SAC LOCATION

DOUBLE GARAGE

PRIVATE MATURE GARDENS

2 LARGE RECEPTIONS

3 DOUBLE BEDROOMS

MASTER BEDROOM WITH EN-SUITE

KITCHEN & LARGE UTILITY

BUILT BY REPUTABLE LOCAL BUILDERS

NO CHAIN



GIBBINS RICHARDS





Entrance Vestibule  
Hall

14' 9" x 6' 10" (4.49m x 2.08m)  
14' 4" x 7' 3" (4.37m x 2.21m) With storage  
cupboard.

Sitting Room  
Dining Room  
Kitchen/Breakfast Room

20' 6" x 16' 3" (6.24m x 4.95m) Feature Minster  
stone fireplace with electric fire. Patio doors to  
garden. Archway to;  
12' 9" x 12' 0" (3.88m x 3.65m) Door to;  
13' 0" x 11' 5" (3.96m x 3.48m) (which can also be  
accessed from the hall) Fitted with floor and wall  
cupboard units, ceramic hob, oven and grill.  
Dishwasher unit. Door to;  
9' 4" x 9' 2" (2.84m x 2.79m) Sink unit and ample  
space for washing machine. Door to outside.

Utility Room  
From Inner Hall access to;  
Bathroom

11' 1" x 6' 3" (3.38m x 1.90m) Three piece suite  
with bath shower attachment. Airing cupboard and  
linen cupboard.

Bedroom 1  
En-suite Shower Room

13' 4" x 11' 8" (4.06m x 3.55m) Bay window. Fitted  
wardrobes and over bed storage. Bedside units.

Bedroom 2  
Bedroom 3  
Outside

7' 10" x 7' 3" (2.39m x 2.20m) Generous size room  
with corner shower enclosure. Storage cupboard.

11' 6" x 10' 1" (3.50m x 3.07m) Square bay window.  
Wall to wall recessed wardrobes.

10' 0" x 9' 0" (3.05m x 2.74m) Recessed double  
wardrobe.

The property is approached by a five bar gate  
entrance to a very long pavilion driveway providing  
extensive off road parking leading to a double  
garage 18' 0" x 17' 6" (5.48m x 5.33m) with  
electronically operated door, light and power. The  
garden itself is a predominant feature of the  
property and benefits from a high degree of privacy  
including corner lawns, mature bordering shrubs,  
ornamental lantern, summerhouse, potting shed,  
ornamental gravel sections, paved patio and semi  
enclosed sun terrace. Level lawns, mature trees  
and hedgerow.



## GROUND FLOOR



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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