



GIBBINS RICHARDS ▲

**27 Bircham Road, Taunton TA2 8EX**

**£215,000**

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Making home moves happen

A well proportioned three bed end of terrace house offered for sale with no onward chain. The property itself requires some updating internally. The internal accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, first floor landing leading to three bedrooms and bathroom. Externally there is off road parking with garage to the side with good size private gardens to the rear. Energy rating: C-69

#### THE PROPERTY

The property is located to the north side of Taunton close to shops and amenities. Taunton town itself offers an excellent range of shopping and leisure facilities as well as easy access to the M5 motorway at junction 25 and a mainline intercity railway station.

NO ONWARD CHAIN

SOME UPDATING REQUIRED

AFFORDABLE THREE BEDROOM HOUSE

POPULAR NORTH SIDE LOCATION

GARAGE AND OFF ROAD PARKING

GOOD SIZE ENCLOSED GARDENS

MAINS GAS FIRED CENTRAL HEATING



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## Entrance Hall

With stairs raising to first floor.

## Sitting/Dining Room

12' 11" x 12' 5" (3.93m x 3.78m)

## Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

## First Floor Landing

### Bedroom 1

13' 0" x 11' 9" (3.96m x 3.58m)

### Bedroom 2

12' 5" x 9' 5" (3.78m x 2.87m)

### Bedroom 3

9' 8" x 8' 8" (2.94m x 2.64m)

## Bathroom

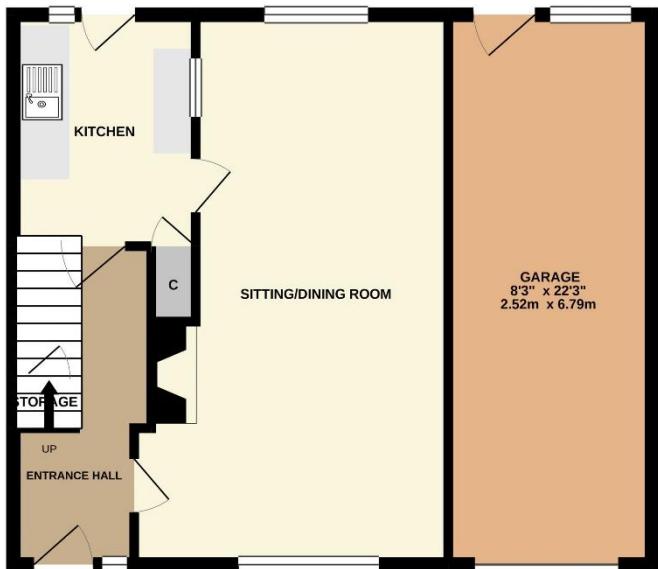
5' 8" x 4' 11" (1.73m x 1.50m)

## Outside

The property has a single garage to the side of the property measuring 22' 3" x 8' 3" (6.78m x 2.51m). There is also a driveway providing off road parking. Good size fully enclosed rear garden which is predominately laid to lawn and enclosed by timber fencing and brick/stone walls.



GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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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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.

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