



GIBBINS RICHARDS 

11 Mallory Close, Taunton TA2 6UF  
Guide Price £265,000

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Making home moves happen

Situated in a quiet cul-de-sac within the popular 'Staplegrave Park' development, this family home is located within close proximity to local shops and amenities. The property itself is well presented throughout, fully UPVC double glazed and warmed by gas central heating. Externally there is multiple off road parking and garage to the front and good size enclosed garden to the rear. Internally the accommodation comprises in brief; entrance hall, sitting/dining room with double opening doors to rear garden, modern fitted kitchen and utility/store. To the first floor a landing leads to three bedrooms and family bathroom. NO CHAIN.

Tenure: Freehold / Energy Rating: C-72 / Council Tax Band: C

The property is located in a quiet cul-de-sac within the 'Staplegrave Park' estate which is located to the north/west of Taunton and within short walking distance of the local primary school. The property has a good amount of private outside space, multiple off road parking, garage and is offered in excellent decorative order throughout. Taunton's town centre lies within easy access and offers a superb range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 25 and a mainline intercity railway station.

WELL PRESENTED THROUGHOUT  
POPULAR LOCATION  
WALKING DISTANCE TO LOCAL SHOPS  
GOOD SIZE REAR GARDEN  
GARAGE  
MULTIPLE OFF ROAD PARKING  
MODERN KITCHEN & SANITARY FITMENTS  
RECENTLY INSTALLED FULL UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
NO CHAIN





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Entrance Hall	
Sitting/Dining Room	23' 9" x 12' 4" (7.23m x 3.76m) Front aspect window, sliding patio doors to rear garden.
Kitchen	8' 10" x 7' 4" (2.69m x 2.23m) Door to utility.
Rear Porch	
First Floor Landing	
Bedroom 1	12' 8" x 9' 1" (3.86m x 2.77m) Rear aspect window.
Bedroom 2	10' 4" x 8' 2" (3.15m x 2.49m) Front aspect window.
Bedroom 3	7' 3" x 6' 10" (2.21m x 2.08m) Front aspect window.
Bathroom	Rear aspect obscure window.
Outside	Multiple off road parking and area of lawn to the front. Single Garage to the side, good size west facing rear garden predominantly laid to lawn with paved patio area adjoining the property,



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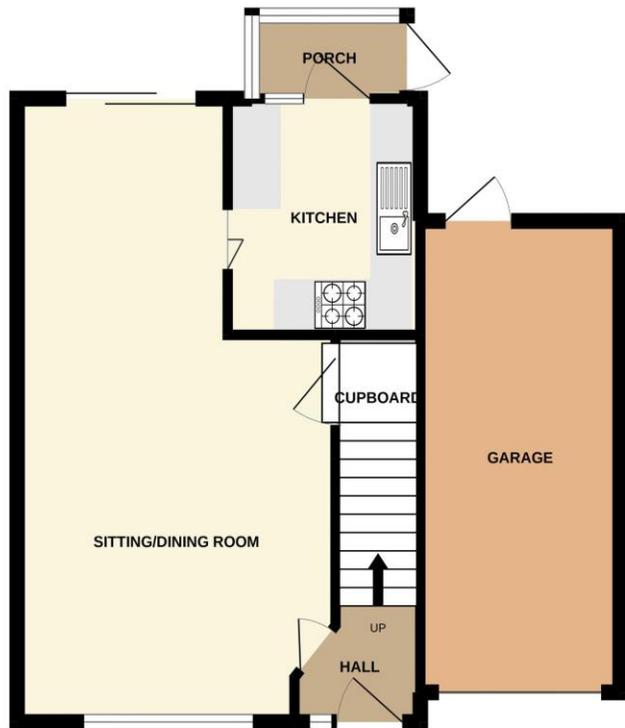


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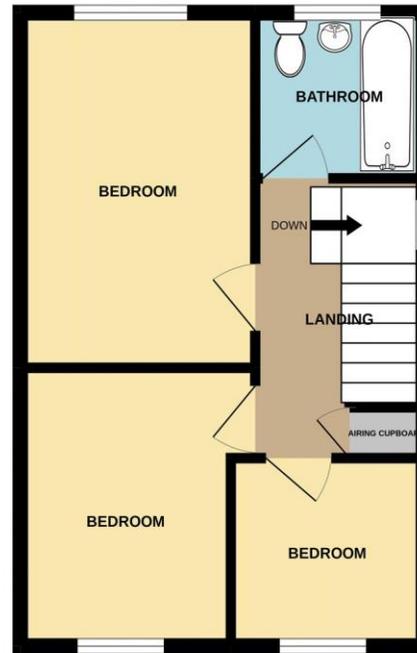


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GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.

