



27 Bluebell Close, Taunton TA1 3XQ  
£200,000

GIBBINS RICHARDS   
Making home moves happen

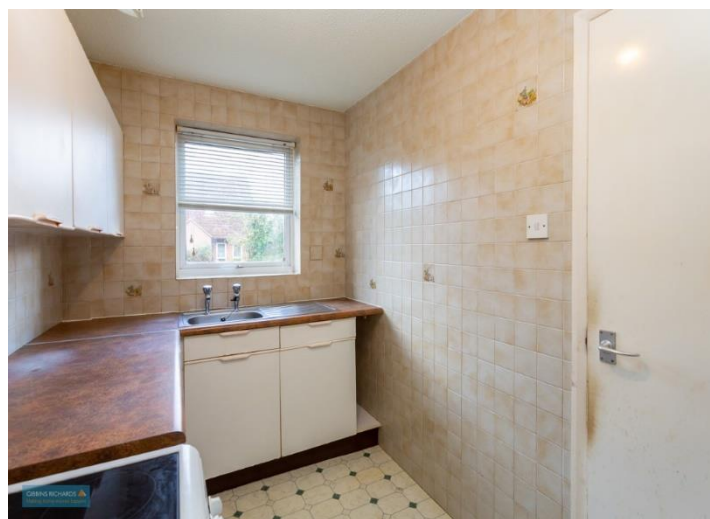


A two bedroomed terraced home located in the popular Dowlands area of Taunton. The accommodation consists of an entrance hall, kitchen, sitting/dining room, two double bedrooms to the first floor and a bathroom. Externally the property benefits from an enclosed rear garden, allocated parking space and a single garage in a nearby block. Available with no onward chain.

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

Bluebell Close is a cul-de-sac on the south eastern outskirts of Taunton, therefore allowing easy access to Bishop Fox's secondary school, Richard Huish college, shopping parade nearby, whilst the town centre is only 1.5 miles distant. The accommodation is warmed by electric heating and is double glazed throughout.

TERRACED HOME  
TWO DOUBLE BEDROOMS  
ALLOCATED PARKING FOR ONE CAR  
SINGLE GARAGE IN A NEARBY RANK  
CLOSE TO A RANGE OF AMENITIES  
CUL-DE-SAC POSITION  
ELECTRIC HEATING  
ENCLOSED REAR GARDEN  
NO ONWARD CHAIN



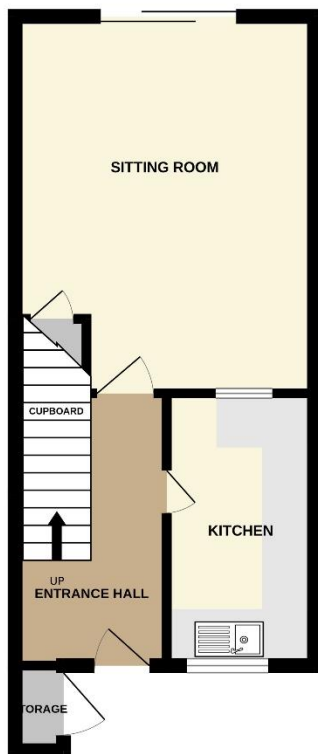


Entrance Hall	10' 11" x 6' 1" (3.32m x 1.85m)
Sitting Room	15' 1" x 12' 0" (4.59m x 3.65m)
Kitchen	10' 11" x 5' 11" (3.32m x 1.80m)
First Floor Landing	6' 7" x 5' 11" (2.00m x 1.80m) Airing cupboard.
Bedroom 1	10' 10" x 10' 3" (3.30m x 3.12m) Fitted wardrobe. Storage cupboard.
Bedroom 2	12' 0" x 9' 2" (3.65m x 2.79m)
Bathroom	6' 7" x 5' 9" (2.00m x 1.76m)
Outside	Enclosed rear garden, allocated parking space and a single garage in a nearby block.

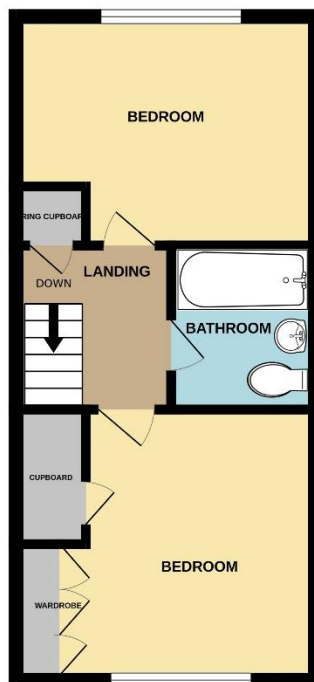




GROUND FLOOR



1ST 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.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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