



GIBBINS RICHARDS  
Making home moves happen

16 Quartly Drive, Bishops Hull, Taunton TA1 5BF

£475,000

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A very well appointed four bedroomed detached family home located in this ever popular modern development to the west end of Taunton in Bishops Hull. The property has the undoubted benefit of a large work from home office/playroom/second sitting room as well as a lovely kitchen/breakfast room, a ground floor utility, four good sized bedrooms and an en-suite to the master bedroom. In addition, there is a lovely sized sitting room, a ground floor cloakroom and of course a family bathroom. The property comes with a two tier rear garden and an ever increasing hard to find double garage with double parking.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: E

The double fronted property is accessed through a front entrance door which leads to the hallway, from which, is access to the sitting room and playroom/study. To the rear of the property there is a good sized and very light kitchen/breakfast room with peninsula breakfast bar and space for a dining table, as well as double doors leading to the rear garden. Off this is a useful utility room, also with rear access to the garden. The sitting room has a good sized window to the front and double doors to the rear and an entire wall is filled with an arrange of book shelves. These could be included should a buyer wish, or they can be removed. On the first floor there are four good sized bedrooms, including an en-suite to the master bedroom and of course a family bathroom. To the rear of the property is two tiered level garden which has gravel and hard landscaped to the lower tier and lawn to the first tier and then a pedestrian gate up some steps leads to the rear parking area which provides off street parking for two cars, in front of a double garage with power, light and two up and over doors. The property was built in 2012 by Charles Church, part of the Persimmon Group, and thus, would be deemed to be of a higher spec than some of its counterparts. Quartyly Drive is well located for the facilities at the west end of town including Musgrove Park Hosptial, Taunton College and the home falls within the Castle school catchment area. In all, a fabulous family home in a brilliant location and a viewing is highly recommended.

DETACHED CHARLES CHURCH FOUR BEDROOMED FAMILY HOME  
TWO GOOD SIZED RECEPTION ROOMS  
EN-SUITE TO MASTER BEDROOM  
FAMILY BATHROOM  
ADDITIONAL UTILITY ROOM  
TWO TIER REAR GARDEN  
DOUBLE GARAGE  
CUL-DE-SAC POSITION  
CASTLE SCHOOL CATCHMENT  
VIEWING HIGHLY RECOMMENDED







Hall	
Cloakroom	
Sitting Room	21' 6" x 11' 3" (6.55m x 3.43m) Double doors opening to the rear garden.
Study/Playroom	11' 5" x 11' 3" (3.48m x 3.43m)
Kitchen/Breakfast Room	16' 0" x 10' 11" (4.87m x 3.32m) maximum.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	13' 10" x 10' 10" (4.21m x 3.30m) With en-suite shower room.
Bedroom 2	11' 7" x 11' 3" (3.53m x 3.43m) With the addition of a wardrobe recess.
Bedroom 3	11' 3" x 9' 8" (3.43m x 2.94m) With the addition of a door recess.
Bedroom 4	10' 10" x 7' 5" (3.30m x 2.26m) With the addition of a wardrobe recess.
Bathroom	7' 0" x 6' 5" (2.13m x 1.95m)
Outside	To the rear of the property is two tiered level garden which has gravel and hard landscaped to the lower tier and lawn to the first tier and then a pedestrian gate up some steps leads to the rear parking area which provides off street parking for two cars, in front of a double garage with power, light and two up and over doors.

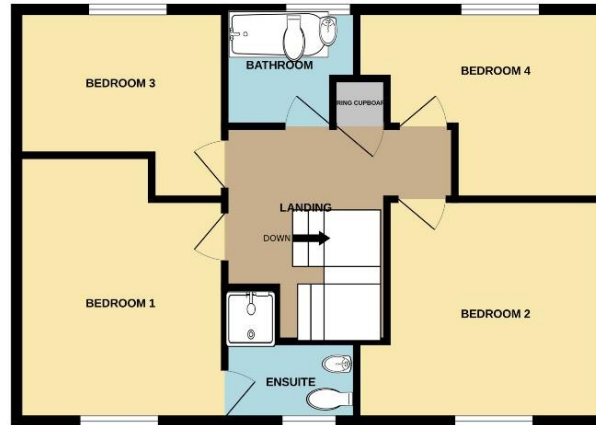




GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.4 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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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.



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