



GIBBINS RICHARDS   
Making home moves happen

81 Comeytrove Lane, Taunton TA1 5QG  
£180,000

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A one bedroomed end of terrace home located within the sought after residential area of Comeytrowe. The well presented accommodation consists of; open plan kitchen, dining and sitting room, one double bedroom and a bathroom. Externally the property benefits from a single garage, allocated parking and an enclosed private rear garden. AVAILABLE WITH NO ONWARD CHAIN.

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

Comeytrowe Lane is a highly favoured residential area on the south west side of Taunton. There are a range of facilities within easy reach including outstanding primary and secondary school education, Musgrove Park Hospital, shopping parade and a public house. The town centre itself is approximately one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities. The M5 motorway at junction 25 and the mainline railway station is easily accessible.

END OF TERRACE HOME  
ONE DOUBLE BEDROOM  
ENCLOSED PRIVATE REAR GARDEN  
ALLOCATED PARKING  
SINGLE GARAGE  
CLOSE TO AMENITIES  
ELECTRIC HEATING  
WELL PRESENTED ACCOMMODATION  
GREAT RENTAL / FIRST TIME BUY  
NO ONWARD CHAIN





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Kitchen 11' 9" x 8' 1" (3.58m x 2.46m)  
Sitting/Dining Room 14' 4" x 11' 9" (4.37m x 3.58m)  
First Floor  
Bathroom 9' 10" x 4' 9" (2.99m x 1.45m)  
With airing cupboard.  
Bedroom 13' 2" x 8' 9" (4.01m x 2.66m)  
Storage cupboard.  
Outside Enclosed private rear garden with  
side pedestrian access gate.  
Allocated parking and a single  
garage.



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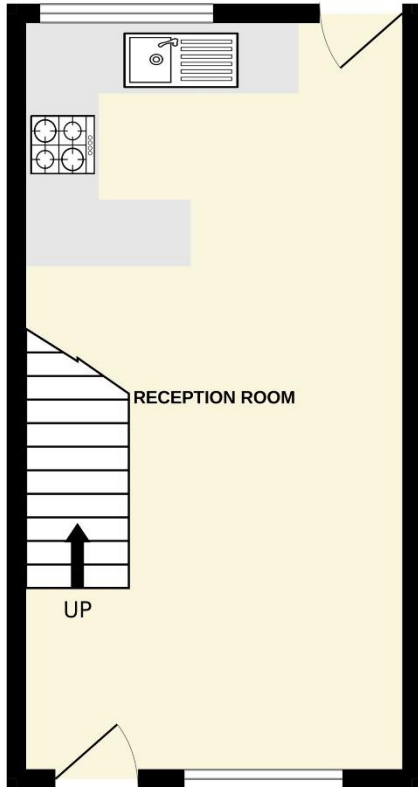
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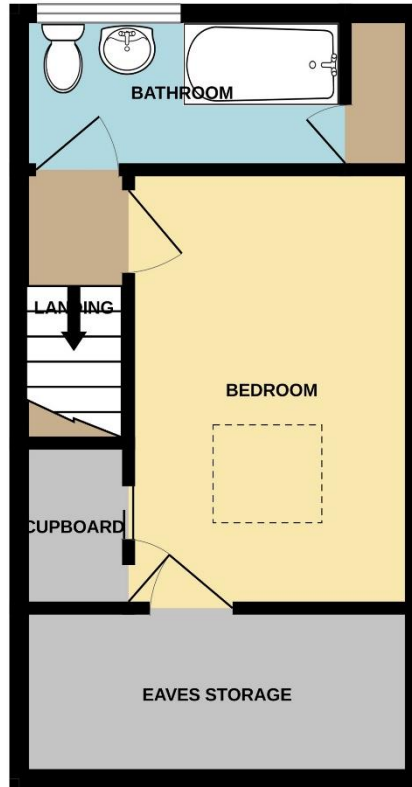
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GROUND FLOOR



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 £30 + VAT (£36) 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.