



4 Statham Grove, Galmington, Taunton, TA1 5AG
£225,000

GIBBINS RICHARDS 
Making home moves happen

Great opportunity to buy a property in the much sought after Galmington area of Taunton. In the catchment for both Castle and Bishops Henderson schools, this is a fantastic opportunity for a family. The property has been extended and includes a lounge, dining room and kitchen downstairs, upstairs there is a large bathroom, extended master bedroom and 2 further bedrooms. The property could benefit from some cosmetic updating so therefore it is the chance from someone to put their stamp on a house in a desirable part of town.

Energy rating : C-70

THE PROPERTY

A 3 bedroom extended semi detached house with side driveway, garage and good size garden. The property has 3 bedrooms and a large bathroom, downstairs there is a large lounge, separate dining area and kitchen. The property has gas central heating, double glazing but could still benefit from some cosmetic updating. Early viewings are strongly recommended.

- 3 BEDROOMS
- LARGE BATHROOM
- GARAGE AND DRIVEWAY
- CUL-DE-SAC POSITION
- NEAR LOCAL AMENITIES
- GAS CENTRAL HEATING
- GREAT SCHOOL CATCHMENTS
- EXTENDED LIVING
- NO CHAIN

Hallway	Stairs to first floor.
Lounge	12' 11" x 12' 11" (3.93m x 3.93m)
Dining Room	15' 8" x 14' 1" (4.77m x 4.29m)
	Understairs cupboard.
Kitchen	14' 1" x 7' 8" (4.29m x 2.34m) Side door to garden.
First Floor Landing	
Bedroom 1	17' 1" x 9' 6" (5.20m x 2.89m)
Bedroom 2	14' 10" x 9' 5" (4.52m x 2.87m)
Bedroom 3	8' 11" x 6' 0" (2.72m x 1.83m)
Shower Room	13' 6" x 6' 2" (4.11m x 1.88m)
Outside	To the front of the property there is a driveway leading to the GARAGE with parking for at least 2/3 vehicles and a rear garden mainly laid to lawn with a decking area and rear access to the garage.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case.