



9 Blackdown Road, Taunton, TA2 8EY  
£150,000

**GIBBINS RICHARDS**   
Making home moves happen

**An older style two double bedroom semi detached house with side driveway, enclosed rear garden and a conservatory extension. A perfect choice for first time buyers, investors or a young family.**

#### THE PROPERTY

Built in the 1960's, this uPVC double glazed and gas centrally heated semi detached house has a conservatory extension and a side driveway with space for two cars. The ground floor also includes a very useful utility/store room. Blackdown Road is located in Priorswood on the northern side of Taunton with the town centre being approximately 2 miles distant.

Front entrance door into:

**Entrance hall** with stairs to first floor, wood laminate flooring, radiator and door into:

**Lounge/Dining Room** 18' 3" x 12' 7" (5.56m x 3.83m) gas fire with a back boiler supplying central heating and domestic hot water, wood laminate flooring, tv and satellite points, coved ceiling, radiator and double glazed sliding patio doors opening to:

**Conservatory** 17' 2" x 9' 10" (5.23m x 2.99m) uPVC double glazed and with wood laminate flooring. Fitted roller blinds.

**Kitchen** 11' 0" x 7' 4" (3.35m x 2.23m) fitted with wall and floor storage cupboards, rolled edge work surfaces and tiled splashbacks, single drainer stainless steel sink unit plumbing for dishwasher, partially glazed door to:

**Rear Lobby** with doors leading outside to front and rear and with a door into:

**Utility Room** 10' 0" x 4' 9" (3.05m x 1.45m) having plumbing for washing machine.

**First Floor Landing** access to insulated and boarded roof space. Built-in cupboard with hot water tank and immersion heater.

**Bedroom 1** 16' 0" (to back of wardrobes) x 9' 0" (4.87m x 2.74m) over stairs wardrobe/shelved area, telephone point, radiator.

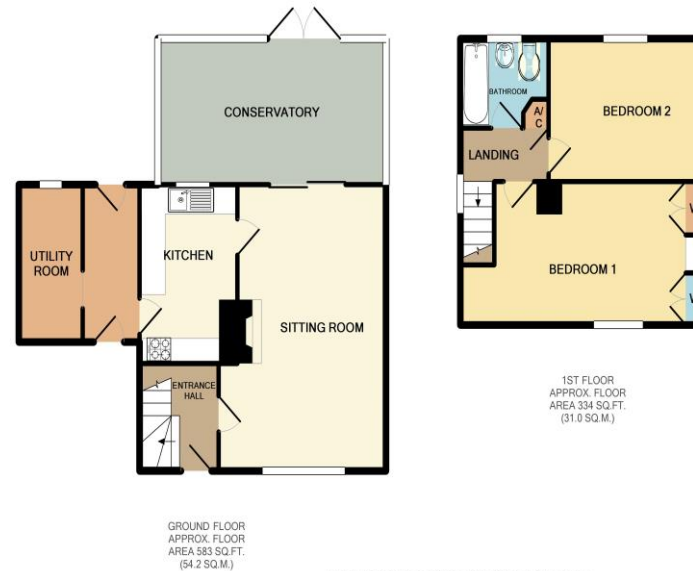
**Bedroom 2** 12' 0" x 9' 1" (3.65m x 2.77m) another good size double bedroom with radiator.

**Bathroom** white suite comprising panelled bath with central taps and Triton power shower unit over, low level wc and pedestal wash hand basin, tiled splashbacks.

**Outside** The front garden is laid to gravel and enclosed by wooden picket fencing. A driveway to the side of the property provides parking for two

vehicles. The rear garden is laid to lawn with a gravelled seating area and enclosed by timber fencing. The rear garden measures approximately 35' / 40' in length.

**Directions** From the centre of Taunton proceed along East Street and East Reach. On reaching the large roundabout with the Wickes DIY store in front of you proceed straight over onto the Obridge viaduct. At the next roundabout take the second exit onto Eastwick Road and follow this road to the brow of the hill and to the mini roundabout. Turn right at the mini roundabout onto Selworthy Road and then take the first turning right into Blackdown Road where the property can be found shortly on your left hand side.



TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)  
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The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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