



5 Lambrook Close, Taunton, TA1 2AQ  
£165,000

**GIBBINS RICHARDS**   
Making home moves happen



**NO CHAIN! A well presented 3 bedroom semi-detached home enjoying a cul-de-sac position with generous size rear garden and off road parking. Hall, living room, kitchen, conservatory, 3 bedrooms, first floor bathroom. Gas central heating. Energy rating : D-63**

**THE PROPERTY**

This semi detached ex local authority home offers well presented accommodation which benefits from newly laid carpets and recent re-decoration. Within the property there is a good size living room, modern kitchen with built-in oven and hob, double glazed conservatory with heating together with three bedrooms and a first floor bathroom suite with electric shower. To the outside there is an enclosed front garden and driveway for one vehicle whilst side access leads through to a generous size rear garden. The property is located in a cul-de-sac position within convenient reach of nearby supermarkets. A regular bus service operates on a regular basis to the town centre.

Storm Porch	With door to :
Hall	With understairs recess.
Living Room	17' 6" x 12' 0" (5.33m x 3.65m)
Kitchen	11' 3" x 9' 5" (3.43m x 2.87m)
Conservatory	11' 10" x 9' 0" (3.60m x 2.74m)
First Floor Landing	With boiler cupboard containing combination gas fired boiler and access to loft space.
Bedroom 1	11' 0" x 9' 0" (3.35m x 2.74m)
Bedroom 2	11' 0" x 8' 0" (3.35m x 2.44m)
Bedroom 3	10' 7" x 6' 3" (3.22m x 1.90m)
Bathroom	7' 8" x 4' 8" (2.34m x 1.42m)
Outside	Enclosed front garden and driveway. Access to generous size rear garden which includes a useful brick built store shed.



SEMI-DETACHED EX-LOCAL AUTHORITY HOME  
 WELL PRESENTED ACCOMMODATION  
 NEWLY FITTED CARPETS  
 RECENTLY RE-DECORATED  
 3 BEDROOMS  
 GENEROUS SIZE GARDEN  
 DRIVEWAY  
 GAS CENTRAL HEATING  
 NO CHAIN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix 10/2017

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.



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