



2 Bircham Road, Taunton, TA2 8EU  
£159,950

**GIBBINS RICHARDS**   
Making home moves happen

**A 3 bedroom end of terrace with corner plot garden. Accommodation includes: Hall, living room, kitchen/diner, 3 bedrooms, bathroom, separate wc. Gas central heating. POTENTIAL TO EXTEND AND CREATE OFF ROAD PARKING. Energy Rating: D-63**

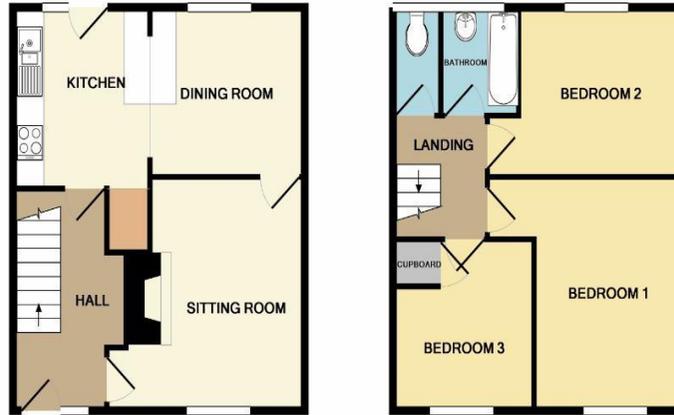
**THE PROPERTY**

This end of terrace former council house occupies a corner plot position and is presented in good order throughout. The accommodation benefits from a refitted kitchen with built-in oven and hob as well as gas central heating via a combination boiler. To the outside there is a wide area of side garden which could lend itself for multiple off road parking as well as a possible extension (subject to necessary planning consents). Priorswood is a thriving community boasting a good range of facilities. The town centre is served by a frequent nearby bus service.

Hall  
 Living Room 13' 0" x 10' 0" (3.96m x 3.05m) plus door recess. Living flame gas fire.  
 Kitchen/Dining Room 18' 6" x 9' 5" (5.63m x 2.87m) Refitted. Access to rear garden.  
 First Floor Landing Loft access.  
 Bedroom 1 13' 0" x 9' 8" (3.96m x 2.94m)  
 Bedroom 2 10' 5" plus door recess x 9' 5" (3.17m x 2.87m)  
 Bedroom 3 8' 10" x 7' 5" (2.69m x 2.26m) plus recess. Linen cupboard.  
 Bathroom 5' 7" x 5' 0" (1.70m x 1.52m)  
 Separate WC  
 Outside To the front of the property there is a wide corner lawn providing potential off road parking. A side gate leads through to a fully enclosed garden with store shed and lawned area.



END OF TERRACE  
 CORNER PLOT LOCATION  
 POTENTIAL TO EXTEND  
 2 RECEPTIONS  
 3 BEDROOMS  
 ENCLOSED REAR GARDEN  
 GAS CENTRAL HEATING  
 EASY ACCESS TO LOCAL AMENITIES



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 414 SQ. FT.  
 (38.5 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 414 SQ. FT.  
 (38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ. FT. (77.0 SQ.M.)

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  
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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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