



7 Richards Crescent, Taunton, Monkton Heathfield, TA2 8NR
£175,000

GIBBINS RICHARDS 
Making home moves happen

This is that perfect opportunity to adapt this semi-detached house to your own needs and wants. It has a very large rear garden and ample off road parking and whilst arranged as a two bedroom house most of the neighbours have adapted the first floor easily into three bedrooms. Cosmetic improvement needed. No chain.

THE PROPERTY

This semi detached property needs to be viewed to be fully appreciated as it has a garden to the rear which extends over 120' and has two large bedrooms to the first floor which could easily be reconfigured into three bedrooms if required. The property occupies a cul-de-sac location within the highly favoured village of Monkton Heathfield which offers outstanding local education facilities as well as a public house and local store.

Entrance Porch	
Hall	Staircase to first floor. Understairs cupboard.
Living Room	18' 10" x 9' 1" (5.74m x 2.77m) Polished Limestone fireplace with living flame coal effect gas fire.
Kitchen	12' 0" x 7' 6" (3.65m x 2.28m) Understairs pantry cupboard, gas cooker point with extractor hood, plumbing for washing machine.
Utility Room	10' 11" x 6' 0" (3.32m x 1.83m) Wall mounted gas fired central heating unit.
First Floor Landing	
Bedroom 1	18' 10" x 10' 0" (5.74m x 3.05m)
Bedroom 2	12' 7" x 9' 0" (3.83m x 2.74m)
Bathroom	Pink suite . Bath with shower over and sink.
Separate WC	
Outside	Gravelled front garden. Concrete hardstanding. Side covered passage with doors to front and rear giving access to rear garden yard. Access gate to a further 110' approx of lawn.



- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- SEMI-DETACHED HOUSE
- IMPROVEMENT WORK NEEDED
- 120' LONG GARDEN
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- LOADS OF POTENTIAL



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 ©2018

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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