

COMING SOON

FOR SALE

CALL NOW TO REGISTER
YOUR INTEREST

28 Spencer Avenue, Taunton, TA2 6JP

£220,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed terraced house in the popular Rowbarton area, offering refurbished accommodation, front and rear gardens and a single garage. The property is offered to the market with no onward chain and an early viewing is strongly recommended. EPC: TBC

THE PROPERTY

From the front entrance porch there is an entrance hall, sitting room and refitted kitchen /dining room at the rear. On the first floor are three bedrooms and a refitted bathroom. To the outside the house has a front garden, rear garden accessed via the patio doors in the kitchen, and a single garage in a block behind the property. This is deemed an ideal opportunity to acquire a low maintenance refurbished property in a popular part of town and an early viewing is strongly recommended.

Entrance Porch	
Sitting Room	14' 0" x 13' 5" (4.26m x 4.09m)
Kitchen/Diner	16' 4" x 9' 10" (4.97m x 2.99m)
First Floor Landing	
Bedroom 1	13' 4" x 9' 7" (4.06m x 2.92m)
Bedroom 2	11' 1" x 8' 5" (3.38m x 2.56m) Storage cupboard.
Bedroom 3	10' 2" x 6' 6" max (3.10m x 1.98m)
Bathroom	7' 8" x 5' 5" (2.34m x 1.65m)
Outside	To the front of the property is an area of garden. To the rear is an attached store shed and pleasant south facing enclosed rear garden which has a pedestrian gate which leads to a garage in the adjacent block behind the property.

- NEWLY REFURBISHED
- THREE BEDROOMS
- SITTING ROOM
- REFITTED KITCHEN/DINER
- REFITTED BATHROOM
- REAR STORE SHED
- SINGLE GARAGE IN BLOCK
- FRONT AND REAR GARDENS
- DOUBLE GLAZED AND CENTRALLY HEATED
- POPULAR ROWBARTON CUL-DE-SAC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, walls and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and information shown here has been based on the information available at the time of the plan. Made with Merge 0.0.0.0



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.