



14 Suffolk Crescent, Taunton TA1 4JN

£275,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed terrace home located in the sought after residential area of Galmington. The well presented accommodation consists of; entrance porch with storage cupboard, sitting room with log burner, kitchen/diner, rear utility space/porch and a cloakroom. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally the property benefits from a single garage and a summerhouse both with power and parking in front of the garage as well as a private rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Suffolk Crescent enjoys a pleasant position off of Claremont Drive, in the popular area of Galmington. There are a good range of local facilities to include; shopping parade, popular primary school, medical centre, popular primary and secondary school education, community hall, take-away and laundrette. Musgrove Park Hospital is within easy reach, whilst the town centre itself is easily accessible by a regular bus service.

TERRACE HOME
THREE BEDROOMS
GARAGE AND SUMMERHOUSE
PARKING
LOG BURNER AND GAS CENTRAL HEATING
CLOSE TO AMENITIES
UTILITY SPACE AND CLOAKROOM
WELL PRESENTED ACCOMMODATION

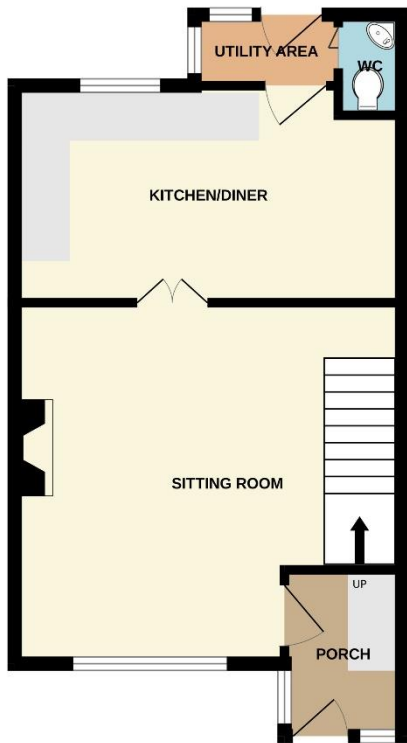




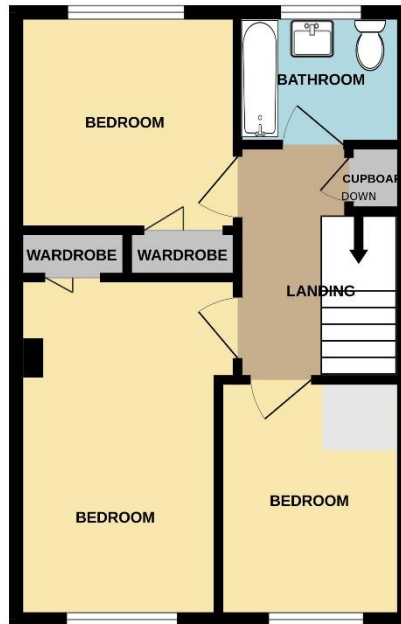
Entrance Porch	6' 9" x 4' 9" (2.06m x 1.45m) maximum. With storage cupboard.
Sitting Room	15' 11" x 14' 10" (4.85m x 4.52m) maximum.
Kitchen/Diner	15' 11" x 8' 11" (4.85m x 2.72m) Combination boiler.
Utility Area/Porch	6' 0" x 2' 11" (1.83m x 0.89m)
Cloakroom	4' 4" x 2' 7" (1.32m x 0.79m)
First Floor Landing	Access to roof space.
Bedroom 1	14' 1" x 8' 4" (4.29m x 2.54m) Built-in wardrobes.
Bedroom 2	9' 0" x 8' 8" (2.74m x 2.64m) Built-in wardrobes.
Bedroom 3	9' 5" x 7' 2" (2.87m x 2.18m)
Bathroom	6' 10" x 5' 5" (2.08m x 1.65m)
Outside	Private rear garden, summerhouse and single garage - both with power and parking in front of the garage.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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