



5 St. Margarets Court, Taunton, TA1 2UD

£209,950

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed end of terrace home located in a quiet cul-de-sac position. The well-presented accommodation consists of: entrance porch, lounge/diner, kitchen, conservatory extension, two double bedrooms and shower room. Externally the property benefits from allocated parking and hard landscaped rear garden. AVAILABLE WITH NO ONWARD CHAIN.

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

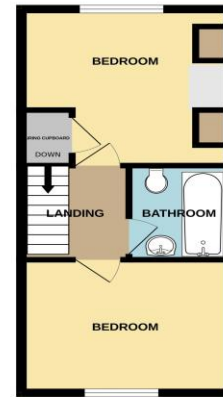
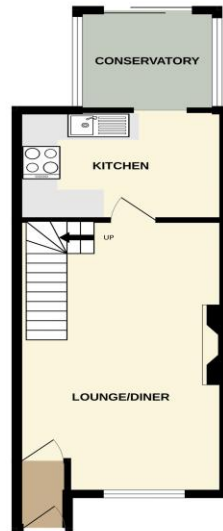
The property is set in a cul-de-sac location which is within convenient reach of local amenities whilst the town centre is approximately one mile distant. The accommodation has been updated by the current owners to include a re-fitted kitchen, new flooring, re-decoration throughout and re-fitted shower room.

Entrance Porch	
Lounge/Diner	19' 8" x 11' 9" (5.99m x 3.58m)
Kitchen	11' 9" x 7' 8" (3.58m x 2.34m)
Conservatory	7' 9" x 7' 7" (2.36m x 2.31m)
First Floor Landing	Access to attic.
Bedroom 1	11' 9" x 9' 9" (3.58m x 2.97m)
Bedroom 2	11' 7" x 11' 3" (3.53m x 3.43m) max
Shower Room	Modern re-fitted tiled shower room.
Outside	An enclosed hard landscaped rear garden with storage shed. Allocated parking to the front of the property, and a further hardstanding space located to the rear/side of the property.



- END OF TERRACE HOME
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING
- WELL PRESENTED ACCOMMODATION
- CUL-DE-SAC POSITION
- GOOD LOCAL AMENITIES

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, corridors, rooms and any other spaces are approximate and the responsibility is held for any over-estimation or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown here are not being tested and no guarantee as to their operability or efficiency can be given. Name left Message 02024

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 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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