



4 Clifford Crescent, , Taunton TA2 6DW

£250,000

GIBBINS RICHARDS 
Making home moves happen

A classic bay fronted 1950's 3 bedroom semi detached family home in a prime residential cul de sac location. Superb contemporary style refitted kitchen/dining room - perfect for a family! Refitted bathroom. Garage and parking to rear.

THE PROPERTY

This uPVC double glazed and gas centrally heated semi-detached family home occupies a pleasant cul-de-sac location in this particularly sought after residential area on the north side of Taunton. Clifford Crescent is only 1 1/2 miles from the town centre and less than a mile from the railway station.

Front Entrance Door into:

Entrance Hall high quality and durable wood grain effect flooring, stairs to first floor with understairs cupboard with fitted electric light. Double oak doors with glazed panels opening to:

Sitting Room 16' 4" x 12' 7" (4.97m x 3.83m) bay window to front, tv point, coved ceiling.

Kitchen/Dining Room 19' 4" x 10' 10" (5.89m x 3.30m) reducing to 10' 6" (3.20m) re-fitted in 2012 with an extensive range of cream coloured wall and floor storage cupboards incorporating pan drawers, further drawers, tall cupboards and extensive laminated work surfaces with matching upstands. Sink unit with drainer and mixer tap, ceramic halogen hob with glass/stainless steel extractor hood over. Hotpoint eye level double electric oven, built-in fridge and freezer, plumbing for washing machine, Vaillant wall mounted gas fired boiler supplying central heating and hot water concealed by a matching wall cupboard. High quality and durable wood grain effect flooring, uPVC double glazed double French doors opening to rear garden.

First Floor Landing built-in shelved storage cupboard and access to roof space.

Bedroom 1 15' 8" (4.77m) reducing to 13' 7" x 10' 9" (4.14m x 3.27m) with bay window to front.



Bedroom 2 11' 1" x 10' 8" (3.38m x 3.25m)

Bedroom 3 9' 3" x 8' 5" (2.82m x 2.56m)

Bathroom re-fitted white suite comprising panelled bath with thermostatically controlled shower over and curved shower screen, pedestal wash hand basin, low level wc, extensive tiled splash backs and ceramic tiled floor.

Outside Pedestrian metal gate leading onto a footpath to the front door of the property. Enclosed front garden laid to lawn with herbaceous borders. The rear garden comprises a paved patio and pathway, the patio also extending to the side of the house where there is a timber gate leading to the front of the property. The rear garden has a level lawn, cold water tap and is enclosed by timber fencing. A gate at the end of the garden opens to a car parking space. SINGLE GARAGE situated to the rear with up and over door, power points and electric light and with a side door opening into the rear garden.

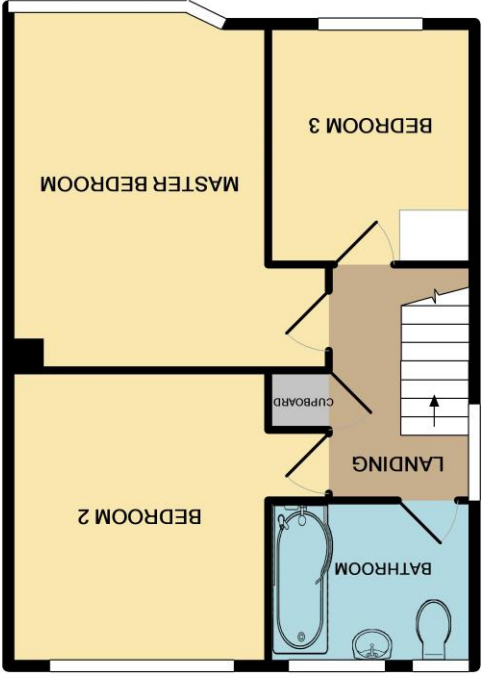
Directions From the centre of Taunton proceed along North Street passing Debenhams on your left hand side. Proceed straight on forking right at the traffic lights onto Station Road. Follow this road to the very end and continue straight on onto Kingston Road signposted Kingston St. Mary. Follow this road for approximately half mile and turn left into Turner Road and then first right into Clifford Avenue. Clifford Crescent is then a turning on right hand side.







GROUND FLOOR



1ST FLOOR

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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