



10 Queens Down, Creech St. Michael, Taunton TA3 5QY
£179,950

GIBBINS RICHARDS 
Making home moves happen

Available with no onward chain is this competitively priced 3 bedroom semi with side driveway, garage and garden. Popular village location within catchment area of very popular schools and in a no through road location. Gas central heating and Double Glazing. Energy rating : C-72

THE PROPERTY

This three bedroom semi detached property occupies a no through road in the popular village of Creech St Michael which provides a recently opened doctors surgery, public houses, local shops and primary school. The property also falls within the catchment area of the highly popular Heathfield Community School. The M5 motorway is within a convenient drive making this property an ideal family home and also good for those needing commuting access to the major towns and cities of the South West. The property benefits from a re-fitted kitchen, upgraded bathroom and gas central heating with a replacement boiler installed in June 2013. The property also has cavity wall installation as well as additional insulation to the loft, making this a low maintenance low running cost three bedroom family home.

Entrance hall	
Lounge	13' 4" x 13' 0" (4.06m x 3.96m)
Dining Room	10' 9" x 8' 10" (3.27m x 2.69m)
Kitchen	10' 5" x 7' 5" (3.17m x 2.26m) Re-fitted June 2013
First Floor Landing	Trap door plus ladder to loft
Bedroom 1	13' 0" x 10' 0" (3.96m x 3.05m)
Bedroom 2	10' 8" x 10' 0" (3.25m x 3.05m)
Bedroom 3	9' 11" x 6' 4" (3.02m x 1.93m)
Bathroom	
Gardens	To front and rear
Garage	17' 10" x 9' 0" (5.43m x 2.74m)



3 BED SEMI
 POPULAR VILLAGE LOCATION
 GOOD SCHOOL CATCHMENT
 REFITTED KITCHEN
 UPGRADED BATHROOM
 NEW BOILER JUNE 2013
 DOUBLE GLAZING
 GARDENS
 GARAGE
 NO CHAIN



GROUND FLOOR APPROX. FLOOR AREA 383 SQ.FT. (35.6 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 391 SQ.FT. (36.3 SQ.M.)
 TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)
 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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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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