



26 Irvine Close, Staplegrove Park, Taunton TA2 6UJ  
£195,000

**GIBBINS RICHARDS**   
Making home moves happen

A modern 3 bedroom semi detached home, perfect for a young family or first time buyers, located in a pleasant cul-de-sac position in this much sought after location. Garage and driveway to side. Energy rating : C-69

**THE PROPERTY**

This uPVC double glazed and gas centrally heated semi detached house boasts a separate entrance hall with stairs to the first floor, a spacious lounge/dining room, fitted kitchen and a uPVC double glazed conservatory. The first floor offers three bedrooms and a bathroom. To the outside there is a driveway, a single attached garage and a lawned rear garden. Irvine Close is situated approximately 1.5 miles from the town centre and there are local shops and a primary school nearby.

Entrance Hall  
 Lounge/Dining Room  
 Conservatory  
 Kitchen  
 First Floor Landing  
 Bedroom 1  
 Bedroom 2  
 Bedroom 3  
 Bathroom  
 Outside

Stairs to first floor.  
 23' 4" x 12' 6" reducing to 7' 10" (7.11m x 3.81m) Oak fireplace with gas fire point, under stairs cupboard, uPVC double glazed sliding patio doors that open to : 13' 4" x 7' 1" (4.06m x 2.16m) French doors open to rear garden, fitted venetian blinds.  
 9' 0" x 7' 5" (2.74m x 2.26m) Plumbing for washing machine and dishwasher. Airing cupboard.  
 12' 7" x 9' 0" (3.83m x 2.74m) Fitted wardrobes and cupboards over.  
 10' 5" x 8' 2" (3.17m x 2.49m)  
 7' 3" x 7' 0" (2.21m x 2.13m)  
 6' 5" x 6' 1" (1.95m x 1.85m)  
 Lawned front garden. Attached SINGLE GARAGE 16' 2" x 7' 10" (4.92m x 2.39m).  
 Lawned rear garden with garden shed.



RARELY AVAILABLE MODERN SEMI  
 CUL-DE-SAC POSITION  
 UPVC DOUBLE GLAZING  
 GAS CENTRAL HEATING  
 CONSERVATORY EXTENSION  
 ENCLOSED GARDENS  
 SIDE DRIVEWAY  
 SINGLE GARAGE



GROUND FLOOR APPROX. FLOOR AREA 478 SQ.FT. (44.1 SQ.M.)  
 1ST FLOOR APPROX. FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 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.

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.



50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828  
 tn@gibbinsrichards.co.uk www.gibbinsrichards.co.uk