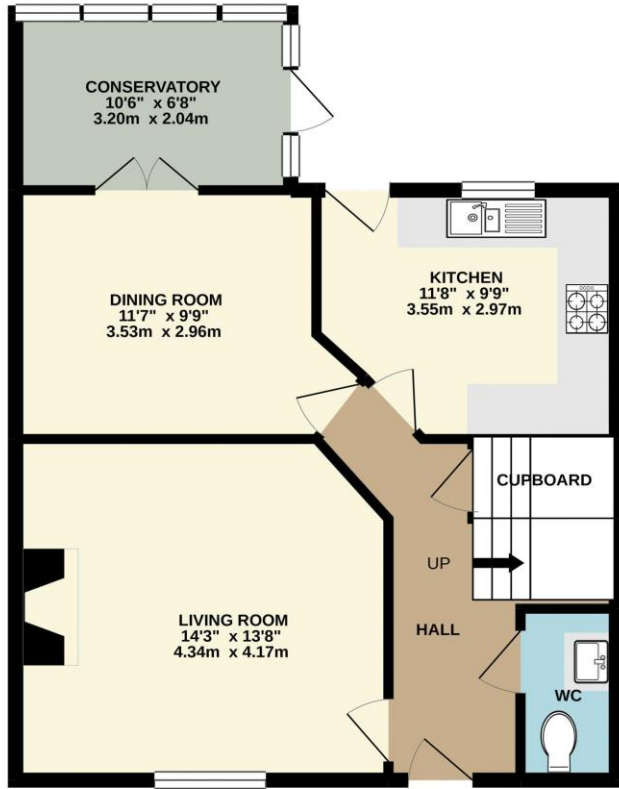
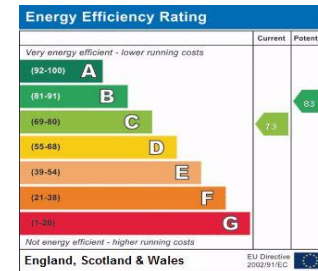
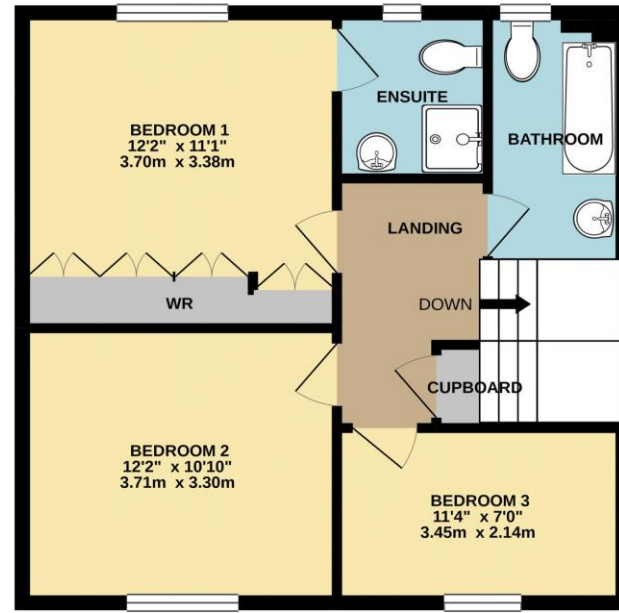


GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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£335,000

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Sought after Hillyfields location

NO ONWARD CHAIN

Gated drive parking and a single garage

Cloakroom/wc

Spacious living room

Separate dining room and conservatory

Kitchen

Principal ensuite bedroom

Two bedrooms and a bathroom

Private enclosed rear garden



This spacious well presented semi detached house stands within the highly sought after Hillyfields area of Taunton, within walking distance of the town centre.

The house is offered with gas fired central heating and sealed unit double glazing and briefly comprises an entrance hall with a cloakroom/wc and stairs to the first floor, generous living room, separate dining room, modern conservatory, well fitted kitchen, principal ensuite bedroom, two further bedrooms and a family bathroom. Outside there are well maintained gardens to the rear, together with gated drive parking and a single garage.

Hillyfields is located on the south eastern residential outskirts of Taunton and is ideally situated for a small rank of shops including a convenience store, pharmacy and doctors surgery, whilst Taunton Town Centre, noted for its superb range of shops, bars and restaurants is just over a mile distant. For the commuter, Taunton offers easy access to the M5 Motorway at Junction 25 and also boasts a mainline railway station making excellent Intercity connections (London Paddington in under two hours).

TOTAL FLOOR AREA 104 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2023/24 - £2,118.70.

SERVICES Main services of gas, electricity, water and drainage are connected. Gas fired central heating with radiators and sealed unit double glazing.

