



7 Huish Close, Taunton TA1 2ET

£340,000

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A SPACIOUS AND WELL PRESENTED HOME IN SMALL CUL-DE-SAC. An extended family home with porch, hall, cloakroom, sitting/dining room, kitchen/breakfast room, three good sized bedrooms, modern bathroom suite, generous sized rear garden, side driveway and garage. AN INTERNAL VIEWING STRONGLY ADVISED.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

An internal viewing is strongly advised to fully appreciate this beautifully presented home. The accommodation provides plenty of light and airy living space which has been updated in recent years. Within the property there is a generous size through sitting/dining room with feature wood burner and French doors leading out onto an established garden. Furthermore, there is a well equipped kitchen/family room including a Range oven and built-in fridge freezer with further access to the rear garden. To the first floor there are three bedrooms (two sizeable doubles) and a modern bathroom suite with separate shower. The property is located in a small cul-de-sac off Hamilton Road, which is within easy reach of the M5 motorway at Junction 25 as well as local shopping facilities within Blackbrook. The town centre which provides a host of shopping, leisure and cultural facilities is approximately one mile distant.

EXTENDED SEMI-DETACHED HOME
LARGE SITTING/DINING ROOM
LARGE KITCHEN/FAMILY ROOM
THREE GOOD SIZED BEDROOMS
MODERN BATHROOM
DOWNSTAIRS WC
GOOD SIZED REAR GARDEN
SIDE DRIVE AND GARAGE
SMALL CUL-DE-SAC
GAS CENTRAL HEATING AND DOUBLE GLAZING

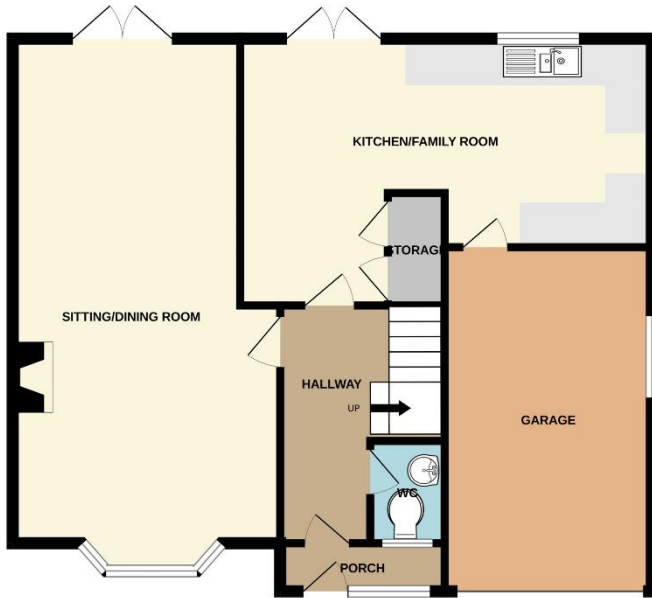




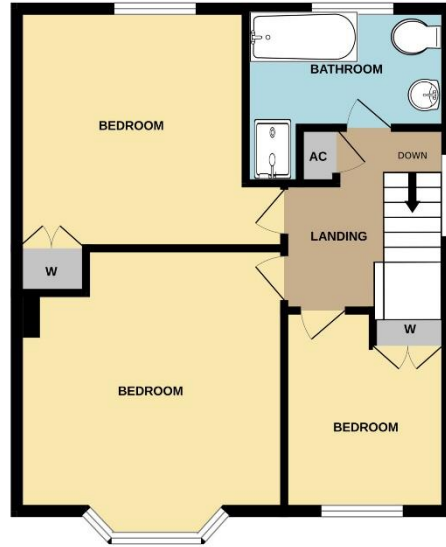
Entrance Porch	With door to :
Hallway	With cloakroom containing wc and wash basin.
Sitting/Dining Room	26' 9" into bay x 13' 0" reducing to 11' wide (8.15m x 3.96m) Including wood burning stove and access to rear garden.
kitchen/Family Room	19' 10" x 13' 0" reducing to 10'5" (6.04m x 3.96m) With Range dual fuel oven and built-in fridge freezer unit. Access to rear garden.
First Floor Landing	With linen/storage cupboard and access to loft space.
Bedroom 1	14' 10" into bay x 13' 0" (4.52m x 3.96m)
Bedroom 2	11' 7" x 11' 1" (3.53m x 3.38m) With built-in wardrobe unit.
Bedroom 3	9' 10" x 8' 0" (2.99m x 2.44m) With fitted wardrobes/storage unit.
Bathroom	9' 10" x 5' 4" (2.99m x 1.62m) Incorporating bath, wc, wash basin and shower cubicle.
Outside	Lawned front garden with side driveway leading to an attached garage 16' 6" x 9' 0" (5.03m x 2.74m). Generous sized and fully enclosed rear garden which is approximately 70' in length with paved patio and generous size lawn with timber storage shed and side access.



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a 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.
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