



324 Cheddon Road, Taunton TA2 7QP

£260,000

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Making home moves happen

An extended terrace home located in a pedestrianised position on the northern fringe of Taunton. The well presented accommodation consists of; study, sitting room, dining room, kitchen/breakfast room, utility room, three first floor bedrooms and a family bathroom. Externally the property benefits from a small front garden and an enclosed hard landscaped rear garden.

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

An internal viewing is an absolute must for this superbly presented and much improved home. The property enjoys a pedestrianised location and is within easy reach of open countryside and the picturesque Quantock Hills. Local amenities are within easy reach, as well as both primary and secondary school education. The town centre is less than two miles distant and a mainline intercity railway station and the M5 motorway at junction 25 is easily accessible.

TERRACE HOME
THREE BEDROOMS
THREE RECEPTION ROOMS
GROUND FLOOR EXTENSION
UTILITY ROOM
WELL PRESENTED ACCOMMODATION
HARD LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
CLOSE TO AMENITIES

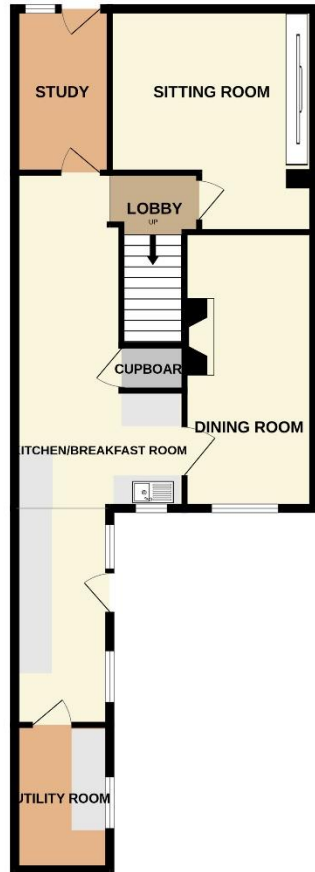




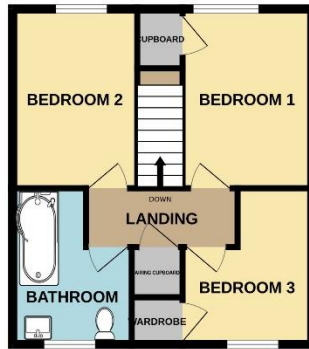
Study	10' 6" x 6' 3" (3.20m x 1.90m)
Sitting Room	13' 1" x 10' 7" (3.98m x 3.22m)
Dining Room	16' 5" x 10' 11" (5.00m x 3.32m)
Kitchen/ Breakfast Room	34' 3" x 11' 0" (10.43m x 3.35m) max.
Utility Room	9' 4" x 5' 6" (2.84m x 1.68m)
First Floor Landing	
Bedroom 1	11' 1" x 9' 8" (3.38m x 2.94m) Built-in wardrobes.
Bedroom 2	11' 9" x 8' 2" (3.58m x 2.49m)
Bedroom 3	10' 1" x 8' 6" (3.07m x 2.59m) max. Plus wardrobe.
Bathroom	7' 10" x 8' 3" (2.39m x 2.51m) max.
Outside	Small front garden. Hard landscaped enclosed rear garden. On street parking available.



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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.



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