



7 The Oaks, Taunton, TA1 2QX  
£365,000

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This three bedroomed semi detached bungalow is located in a quiet cul-de-sac in Holway. The accommodation consists of; entrance lobby, sitting/dining room, kitchen, inner hallway, conservatory, three bedrooms with an en-suite to the master bedroom and a separate family bathroom. Externally the property benefits from an enclosed rear garden, mainly laid to lawn, single garage and driveway. AVAILABLE WITH NO ONWARD CHAIN. Energy rating: TBC

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

The Oaks is a small development of properties on the south side of the town centre. The property is within walking distance of local amenities, whilst the town centre itself provides a wealth of shopping and leisure facilities. For the commuter the M5 motorway at junction 25, together with Hankridge Farm retail park is easily accessible.

DETACHED BUNGALOW  
THREE BEDROOMS - MASTER WITH EN-SUITE  
SINGLE GARAGE  
DRIVEWAY PARKING  
GAS CENTRAL HEATING  
CLOSE TO AMENITIES  
PRIVATE REAR GARDEN  
NO ONWARD CHAIN







Porch	5' 0" x 2' 5" (1.52m x 0.74m)
Sitting Room	17' 4" x 13' 5" (5.28m x 4.09m) Opening to:
Dining Room	9' 9" x 8' 8" (2.97m x 2.64m)
Kitchen	9' 9" x 9' 2" (2.97m x 2.79m)
Bathroom	8' 3" x 6' 9" (2.51m x 2.06m) maximum.
Bedroom 1	13' 1" x 9' 0" (3.98m x 2.74m)
En-suite	7' 7" x 4' 5" (2.31m x 1.35m) maximum.
Bedroom 2	12' 0" x 9' 6" (3.65m x 2.89m)
Bedroom 3	8' 10" x 8' 8" (2.69m x 2.64m)
Conservatory	13' 5" x 10' 11" (4.09m x 3.32m)
Outside	Single garage and driveway parking. Enclosed private rear garden, mainly laid to lawn with patio area.





GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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