



49 Larkspur Close, Taunton TA1 3XA  
£460,000

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This four bedroomed detached home is situated in a desirable cul-de-sac on the south eastern edge of Taunton. The well-maintained interior includes an entrance hall, cloakroom, sitting room, a ground-floor bedroom/reception room, and an open-plan kitchen/dining area that leads into a sunroom/playroom. Upstairs, you'll find four double bedrooms, an en-suite shower room, and a family bathroom. Outside, the property boasts a low-maintenance rear garden, a spacious driveway, and a fully insulated outbuilding.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: E

Larkspur Close is located off Chestnut Drive in the sought after Dowsland area of Taunton. The property is situated within close distance of local amenities at Mountfields as well as primary and secondary schools. Taunton town centre has a large range of shopping and leisure facilities and is a short drive/bus ride away. Easy access is gained at junction 25 of the M5 motorway and Taunton itself has a mainline railway station.

- DETACHED HOME
- FOUR/FIVE BEDROOMS
- UTILITY ROOM
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM
- FULLY INSULATED OUTBUILDING
- AMPLE DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- CUL-DE-SAC POSITION







Entrance Hall	Stairs to first floor.
Cloakroom	3' 1" x 5' 8" (0.94m x 1.73m) Low level WC and wash hand basin.
Sitting Room	13' 2" x 9' 3" (4.01m x 2.82m) x 15' 4" (4.67m) max.
Ground Floor Bedroom	11' 0" x 8' 6" (3.35m x 2.59m)
Kitchen	22' 8" x 13' 6" (6.90m x 4.11m) x 9' 0" (2.74m)
Utility	7' 9" x 5' 7" (2.36m x 1.70m)
First Floor Landing	Airing cupboard.
Bedroom 1	12' 4" x 10' 4" (3.76m x 3.15m) Built-in wardrobes.
En-Suite Shower Room	8' 11" x 3' 8" (2.72m x 1.12m)
Bedroom 2	13' 1" x 9' 3" (3.98m x 2.82m)
Bedroom 3	9' 6" x 8' 9" (2.89m x 2.66m)
Bedroom 4	10' 3" x 7' 5" (3.12m x 2.26m) Storage cupboard.
Bathroom	6' 6" x 5' 4" (1.98m x 1.62m)
Outside	Driveway parking for multiple vehicles. A low maintenance rear garden with a fully insulated outbuilding with light and power.



GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



CABIN  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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.



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