



38 Woodrush Close, Taunton, TA1 3XB

£349,950

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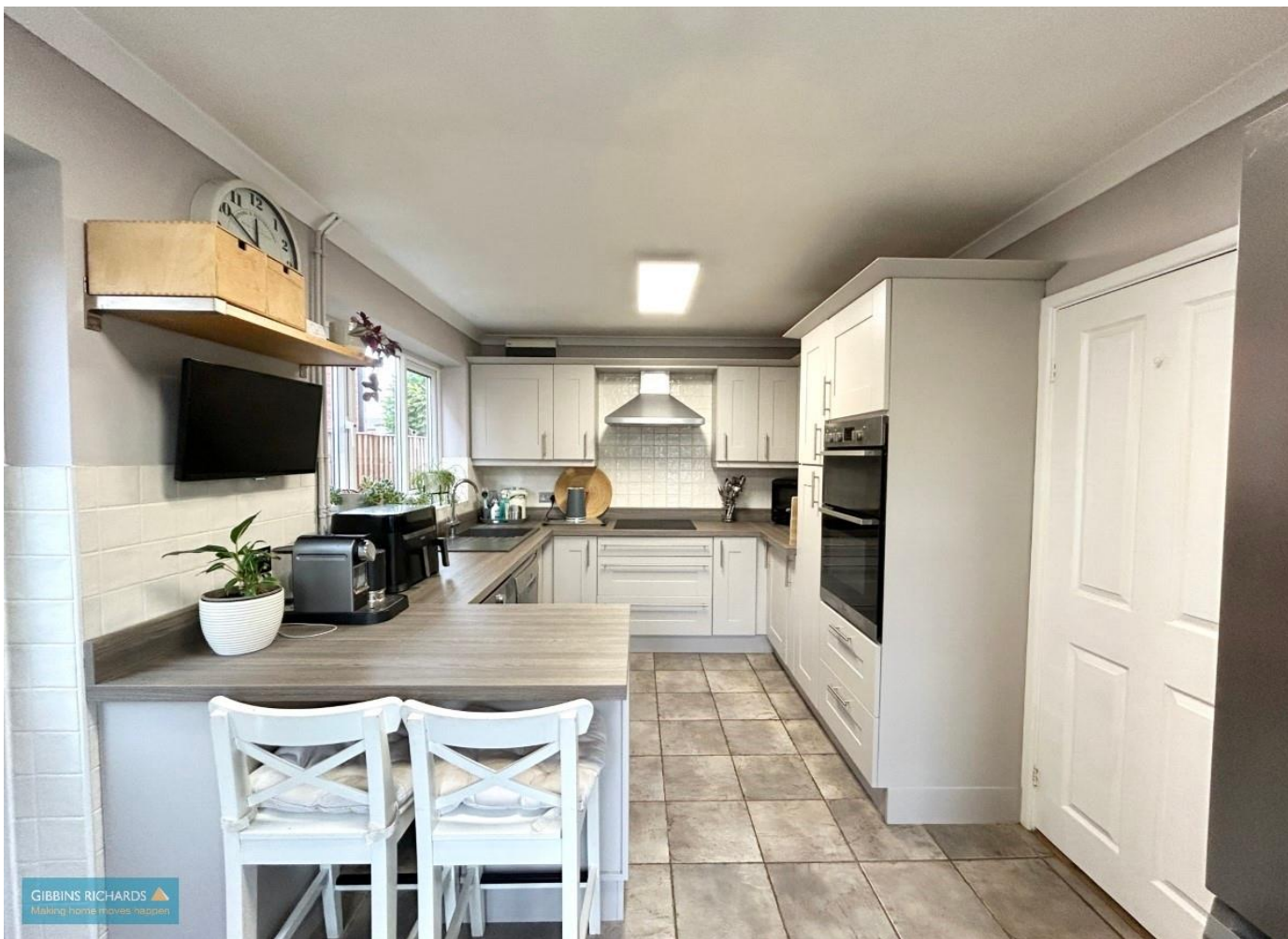
A three bedroomed detached home located in a cul-de-sac in the popular Dowsland Area of Taunton. The well presented accommodation consists of; entrance hall, cloakroom, kitchen/breakfast room, sitting room and dining room. To the first floor there are three double bedrooms, an en-suite shower room to the main bedroom and a separate family bathroom. externally the property benefits from driveway parking, a single garage and private west facing garden.

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

Woodrush Close is a cul-de-sac located in Dowsland, an established residential area on the south eastern outskirts of Taunton and just under two miles from the town centre. Local amenities include several shops, a veterinary practice at Shoreditch Road, Bishop Fox's secondary school, several primary schools and Richard Huish College. The accommodation is warmed by gas central heating and is complete with double glazing.

DETACHED HOME
THREE DOUBLE BEDROOMS
EXTENDED GROUND FLOOR ACCOMMODATION
DOWNSTAIRS CLOAKROOM
EN-SUITE SHOWER ROOM
SINGLE GARAGE AND DRIVEWAY
PRIVATE WEST FACING GARDEN
EXTREMELY WELL PRESENTED
CLOSE TO AMENITIES

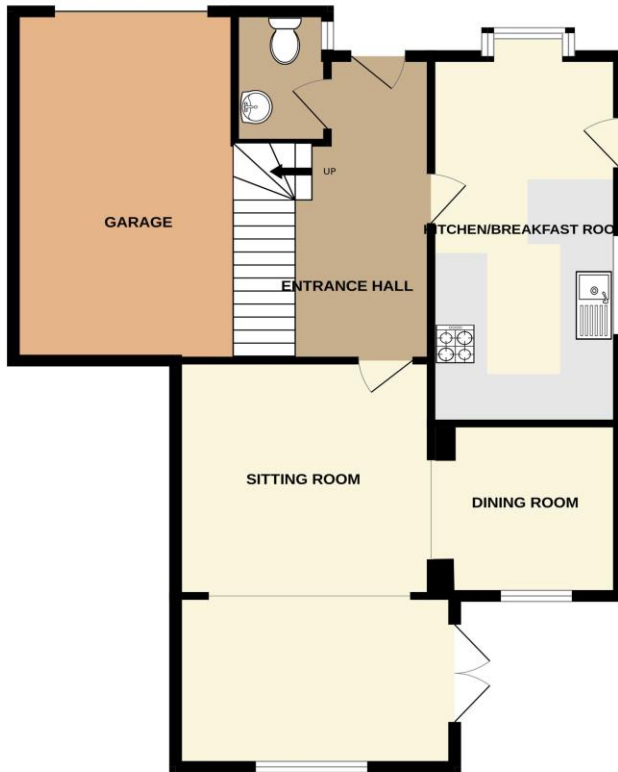




Entrance Hall	Stairs leading to first floor.
Kitchen/Breakfast Room	15' 5" x 8' 10" (4.70m x 2.69m) Door to outside. Cupboard housing boiler.
Cloakroom	6' 3" x 2' 6" (1.90m x 0.76m)
Sitting Room	20' 1" x 12' 7" (6.12m x 3.83m)
Dining Room	12' 0" x 9' 1" (3.65m x 2.77m)
First Floor Landing	
Bedroom 1	9' 8" x 9' 4" (2.94m x 2.84m)
En-suite Shower Room	6' 11" x 6' 1" (2.11m x 1.85m)
Bedroom 2	11' 6" x 10' 11" (3.50m x 3.32m) maximum.
Bedroom 3	10' 8" x 9' 2" (3.25m x 2.79m)
Bathroom	6' 5" x 5' 4" (1.95m x 1.62m)
Outside	West facing rear garden with side access. Single garage and driveway parking.



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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