



22 Bossington Drive, Taunton TA2 8HG

£240,000

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A two bedroomed end of terrace property located in north Taunton. The accommodation has been modernised throughout and consists of; entrance hall with two storage cupboards, re-fitted kitchen, sitting room and dining room extension. To the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden with patio area and brick built storage shed. Available with no onward chain.

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

This ex-local authority home benefits from extended accommodation which has been modernised throughout by the current owner. The improvements include a new boiler, re-fitted kitchen and bathroom, new flooring throughout and general decoration. The property sits back from the road and offers a great degree of frontage with potential to create off road parking (subject to necessary planning consents). Local facilities are within easy reach, while the town centre is less than two miles distant. For the commuter the M5 motorway at junction 25 is easily accessible.

END OF TERRACE HOME
TWO DOUBLE BEDROOMS
EXTENDED ON THE GROUND FLOOR
MODERNISED THROUGHOUT
RE-FITTED KITCHEN AND BATHROOM
NEW COMBINATION BOILER
CLOSE TO A RANGE OF AMENITIES
ENCLOSED REAR GARDEN
NO ONWARD CHAIN





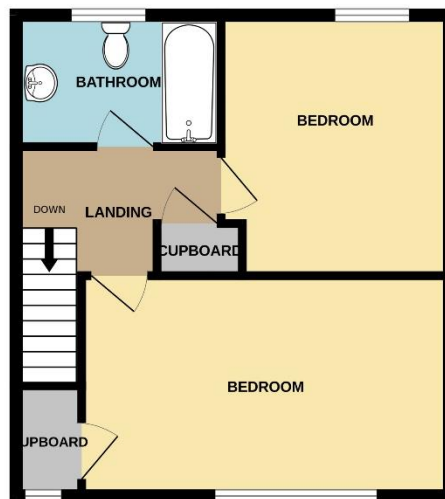
Entrance Hall	11' 9" x 8' 3" (3.58m x 2.52m) Storage cupboards.
Sitting Room	11' 9" x 10' 8" (3.58m x 3.25m)
Dining Room	20' 11" x 9' 10" (6.38m x 2.99m)
Kitchen	10' 9" x 9' 8" (3.28m x 2.94m)
First Floor Landing	Storage cupboard.
Bedroom 1	16' 4" x 9' 10" (4.99m x 2.99m) Storage cupboard.
Bedroom 2	11' 7" x 10' 2" (3.53m x 3.10m)
Bathroom	9' 1" x 5' 10" (2.78m x 1.78m)
Outside	Front and rear gardens.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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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