



46 Bacon Drive, Taunton TA1 2LH

£260,000

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Making home moves happen

A remarkably spacious and deceptive three bedroomed mid terrace property with a beautiful outlook onto public green space. The property offers extended living throughout on two floors including an extended dining area and a useful study/playroom. This family home is in brilliant condition throughout and comes with front and rear gardens.

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

Located in the Holway sector of Taunton, to the south of the town centre, this remarkable three bedroomed terrace home offers extended accommodation which would suit a young or growing family. The extended ground floor offers an entrance hall, dining room and kitchen area to the rear. There is also a sitting room to the left of the hallway, again, with an extension to the front, creating a playroom/study area. There is also a ground floor wc and rear porch out to the rear garden. On the first floor there are three bedrooms and a family shower room. The house is further augmented by a beautiful and sunny rear garden, which is mainly patio and gravel with various shrub beds and fence borders. There is an area of front garden enclosed from the pavement, which in turns leads to an area of green open space, which provides a fantastic outlook next to Holway primary school.

In all, the property is a fantastic step up or onto the ladder for a first time buyer, a growing family or possibly a rental investor. An early viewing is strongly recommended.

EXTENDED THREE BEDROOMED TERRACE HOME
ADDITIONAL STUDY AND DINING AREAS
TWO RECEPTION ROOMS
MODERN FITTED KITCHEN
CLOAKROOM AND SHOWER ROOM
FRONT AND REAR GARDENS
PLEASANT VIEWS OVER OPEN SPACE
IMMACULATE CONDITION THROUGHOUT
CLOSE TO LOCAL PRIMARY SCHOOL
VIEWING HIGHLY RECOMMENDED





Entrance Hall

Dining Room

Kitchen

Sitting Room

Study/Playroom

Cloakroom

Rear Porch

First Floor Landing

Bedroom 1

Bedroom 2

Shower Room

Bedroom 3

Outside

14' 1" x 9' 4" (4.29m x 2.84m) maximum.

9' 4" x 8' 10" (2.84m x 2.69m)

17' 9" x 10' 4" (5.41m x 3.15m)

8' 0" x 4' 7" (2.44m x 1.40m)

Airing cupboard and storage cupboard.

12' 0" x 10' 10" (3.65m x 3.30m) Built-in wardrobes.

10' 4" x 9' 6" (3.15m x 2.89m) Built-in cupboard.

6' 9" x 5' 3" (2.06m x 1.60m)

7' 10" x 7' 1" (2.39m x 2.16m)

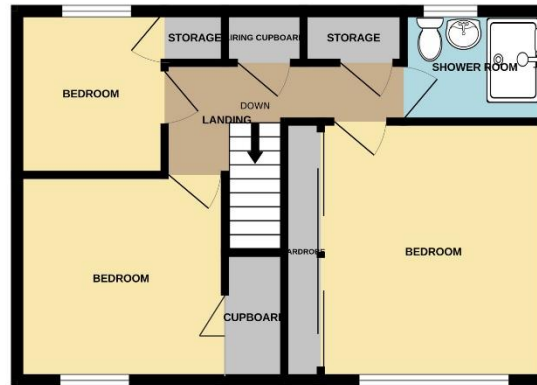
The property offers front a garden, which are planted to shrub beds and have a pleasant outlook towards public space. The rear garden is a well enclosed area, mainly hard landscaped with a small lawned area, gravelled area, patio and various seating areas providing a very sunny garden that is ideal for entertaining and safe playing.



GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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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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