



FOR SALE  
**MILES**  
ESTATE AGENTS  
01823 470 500

**MILES ESTATE AGENTS**

**11a Bowood Road Taunton TA2 7QE  
£225,000**





A well presented and modernised 2 bedroom semi detached house with large gardens and refitted kitchen and bathroom in this popular and convenient location just north of Taunton town centre. Open plan living / dining room with woodburning stove, useful garden sheds and off road parking in a cul de sac of similar properties. Early viewing recommended. Freehold Council Tax Band C EPC : D







## Features:

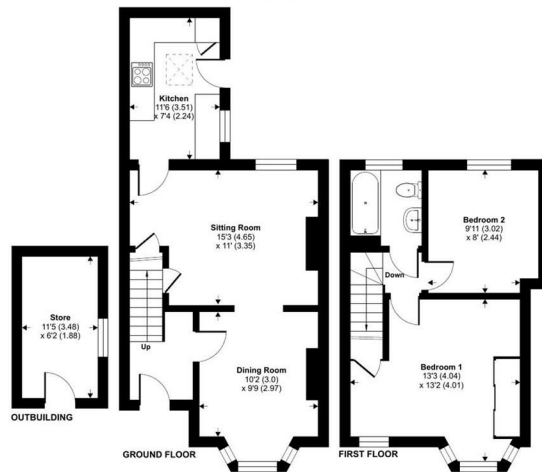
- Entrance hall
- Dining room opening to
- Sitting room with woodburning stove
- Refitted kitchen
- 2 good size bedrooms
- Refitted bathroom
- Large garden to rear with useful sheds, summerhouse, raised beds and variety of shrubs, bushes and trees
- Off road parking for 2 cars
- Freehold
- Council Tax Band C
- EPC : D





**Bowood Road, Taunton, TA2**

Approximate Area = 737 sq ft / 68.4 sq m  
 Garage = 71 sq ft / 6.5 sq m  
 Total = 808 sq ft / 74.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024.  
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Viewings strictly through the selling agents:

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