



59 Farm View

Taunton, Somerset, TA2 7RA

James
Gray

ESTATE AGENTS

An extended end-terrace house, offering spacious and flexible family sized accommodation with the potential to create 4 bedrooms and with the benefit of a wide driveway providing ample parking



Key features

- Entrance hall and cloakroom
- Sitting room and dining area with patio doors to rear garden
- Study/snug
- Kitchen
- Main bedroom with en suite shower room
- 3 further bedrooms (currently configured as 2 bedrooms)
- Shower room
- Gas central heating and double glazing
- Enclosed and easily managed garden
- Garage and wide driveway providing ample parking

Services

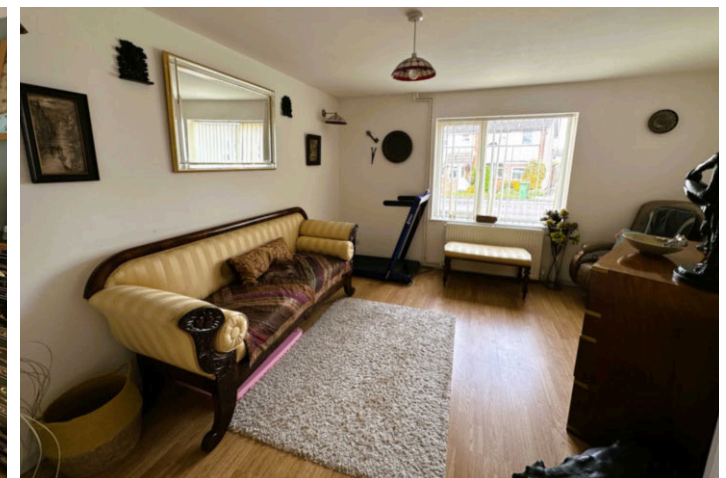
All mains services connected.

EPC rating

Band D (63)

Council tax

Band B

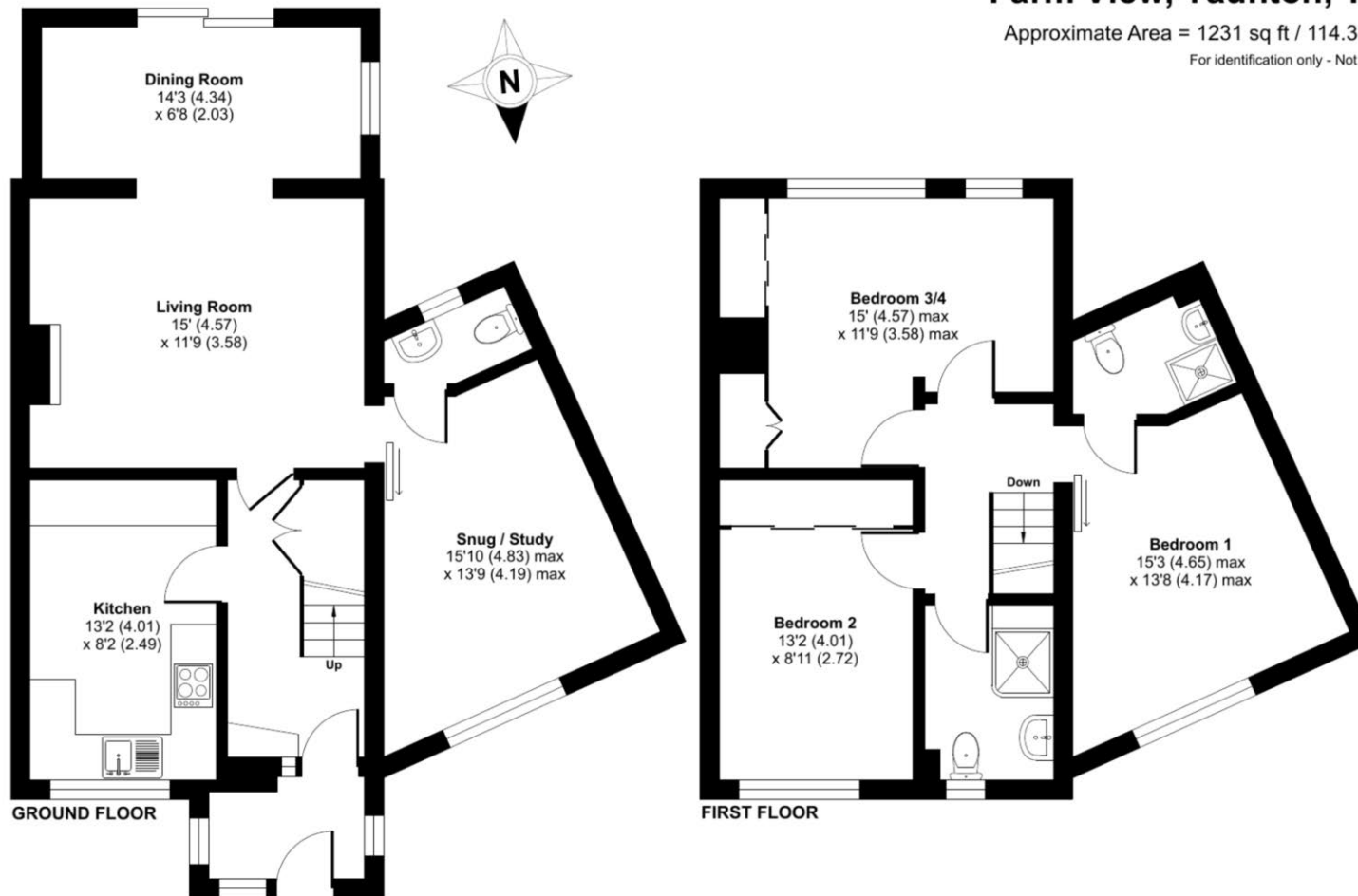




Farm View, Taunton, TA2

Approximate Area = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1108351

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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