



6 Shoreditch Road

Taunton, Somerset, TA1 3BU

**James
Gray**

ESTATE AGENTS

A handsome 1920's detached home, offering spacious family sized accommodation, with west facing rear garden, extensive parking and occupying a convenient location on the southern edge of the town.



Key features

- Entrance hall and cloakroom
- Sitting room with attractive double aspect
- Dining room
- Kitchen/breakfast room
- Sun room and downstairs WC
- 4 bedrooms and bath/shower room
- Gas central heating and double glazing
- West facing rear garden
- Large driveway with ample parking
- Convenient location close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band D (58)

Council tax

Band E

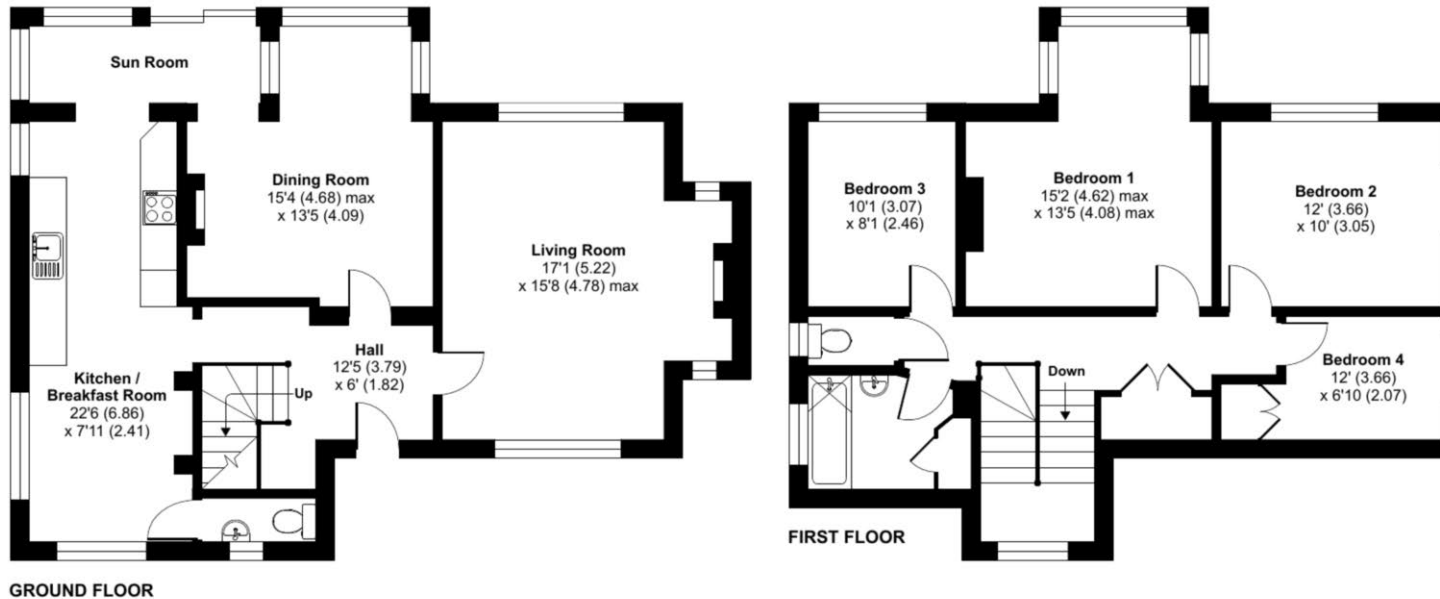




Shoreditch Road, TA1

Approximate Area = 1498 sq ft / 139.2 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). © nlhcecom 2024. Produced for James Gray. REF: 1162392

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

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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