



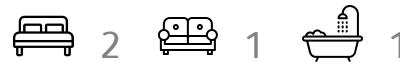
**6 Pitts Close**

Taunton, Somerset, TA1 4TN

**James  
Gray**

ESTATE AGENTS

A beautifully presented and updated semi-detached bungalow, offering light and airy accommodation, with low maintenance rear garden, occupying a very convenient location close to good local amenities



#### Key features

- A semi-detached bungalow recently modernised
- Brand new Howdens high gloss kitchen with built-in appliances
- Shower room with new walk-in shower and new sanitary ware
- Many windows and doors replaced with new high performance double glazed units
- New gas-fired combi boiler with new radiators
- Electrics checked and upgraded with new consumer unit installed
- Completely re-decorated with new internal oak finish multi panel doors
- New flooring throughout
- Front and rear garden with summer house. Driveway parking
- Convenient location close to good local amenities. No onward chain

#### Services

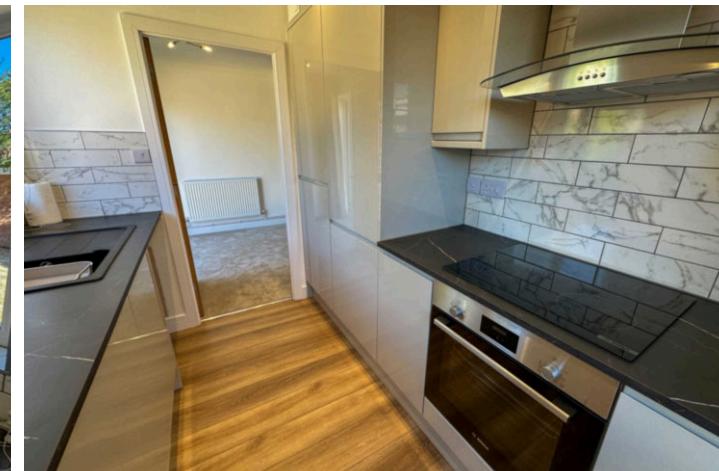
All mains services connected. Gas central heating

#### EPC rating

Band C (70)

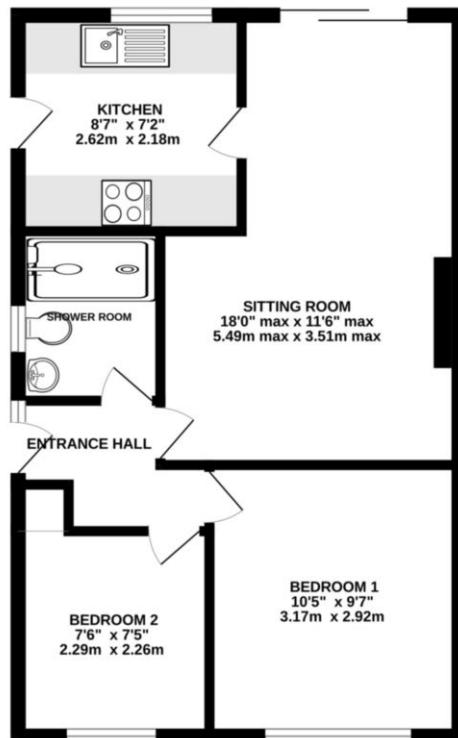
#### Council tax

Band C





GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation can therefore be given.  
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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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