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Flood Risk: Rivers & Sea—very low, surface water—medium.

Mobile Phone Coverage: Indoor—voice likely with Vodafone; limited voice & data with EE & O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

Council Tax Band: C

Property Location: w3w.co/parks,undulation,finest

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



18 Patrum Close
Taunton, TA1 5QQ
£290,000 Freehold

3	2	2	C EPC

Wilkie May & Tuckwood

Floor Plan

Patrum Close, Taunton, TA1

Approximate Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



WM&T

Description

Occupying a cul-de-sac position within the sought after residential location to the West of Taunton, is this extended three bedroom end of terrace home.

The property, which benefits from double glazing and gas fired central heating, has been further enhanced by a large single storey extension to the side to create an additional ground floor reception room/occasional bedroom, along with a shower room and utility.

Further benefits to the property include a fully enclosed garden and single garage.

- End Of Terrace
- Three Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Single Storey Extension
- Single Garage
- No Onward Chain



In brief, the accommodation comprises; front door leading into entrance hall with stairs rising to first floor, a generous size living room and kitchen/dining room. The kitchen area comprises a range of wall and base units, roll edge work surfaces and tiled splashbacks, space for cooker, dishwasher and small fridge and a wall mounted gas boiler. From the kitchen, access can be gained to a utility with a doorway to the outside and a useful ground floor shower room comprising of wc, wash hand basin and walk-in shower.

A generous size additional ground floor reception room, which could be utilised as an occasional bedroom, study or playroom completes the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, there is an enclosed garden laid predominantly to lawn with borders and an area of patio adjoining the rear of the property. A single garage with electric up-and-over door can be found just in front of the house.

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