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Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: w3w.co/media.womb.modern
Council Tax Band: C
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.
Flood Risk: Rivers & Sea—very low, Surface water—low.
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>

GENERAL REMARKS AND STIPULATIONS:



71 Tyne Park

Taunton, TA1 2RP

£260,000 Freehold



EPC

Wilkie May & Tuckwood

Floor Plan

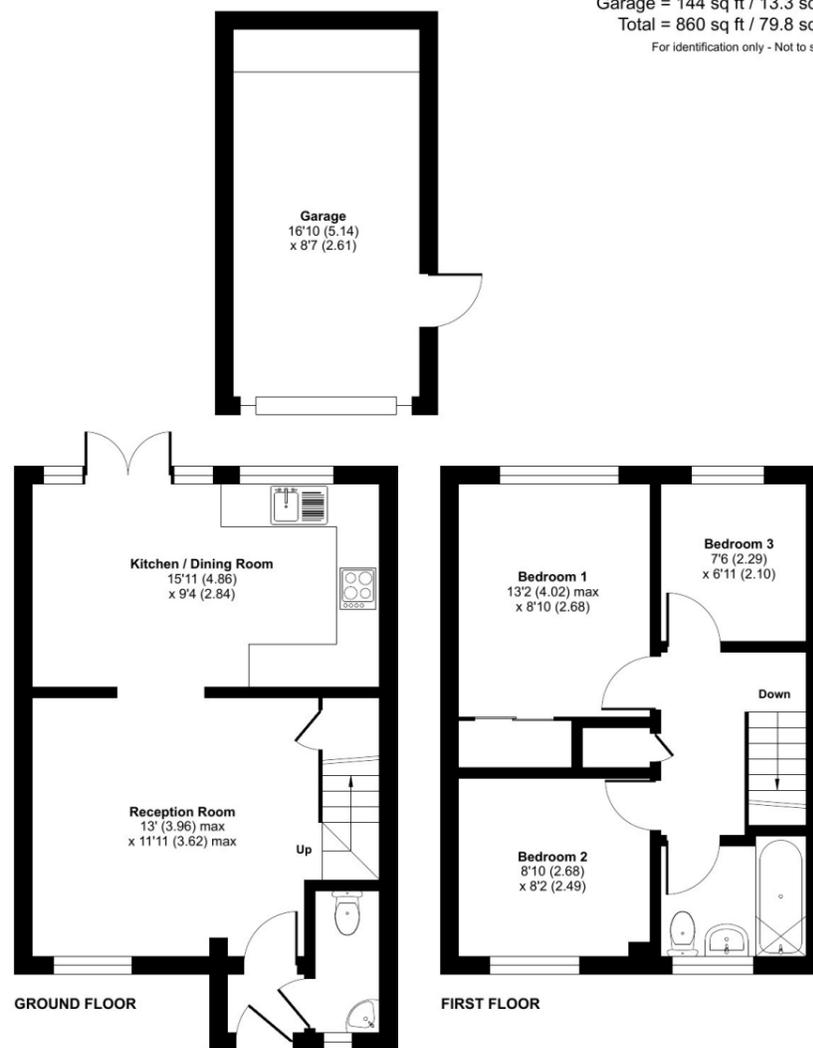
Tyne Park, Taunton, TA1

Approximate Area = 716 sq ft / 66.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 860 sq ft / 79.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1348891

WM&T

Description

A three bedroom mid 1980s style semi-detached family home with single garage and driveway alongside set within the popular residential location of Blackbrook.

The property, which benefits from double glazing and mains gas fired central heating, is further enhanced by a private and well kept rear garden.

- Semi-Detached
- Three Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Off-Road Parking
- Single Garage
- Popular Residential Location
- No Onward Chain



Internally, a front door leads into entrance hall with cloakroom off. There is a generous size living room with front aspect window and stairs rising to the first floor. A double opening leads through to a modern fitted kitchen comprising of a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with space for cooker, washing machine and tall fridge/freezer. There are double glazed French doors leading to the garden as well as space for a dining room table.

To the first floor are three bedrooms, along with a refitted three piece white family bathroom suite comprising of wc, wash hand basin, bath with tiled surround and electric shower over. Externally, the rear garden is enclosed on all sides and benefits from gated side access. An area of patio adjoins the rear of the property, with the remainder of the garden laid to lawn with borders. There is side access that leads through to a single garage that has a main up-and-over door to the front and a tarmac driveway offering off-road parking.

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