



Connells

Cashford Gate
Taunton



Property Description

Offered to the market with NO ONWARD CHAIN is this spacious family home on the popular east side of Taunton. The property is neutrally presented throughout and is ideally suited to modern family living. In brief the accommodation comprises entrance porch, entrance hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, W.C., four bedrooms, one En Suite and the Family Bathroom. To the rear of the property is a generous rear garden laid to lawn, block paving and decking. Beyond the rear garden is a single garage with power and a driveway in front. Early viewing advised!

Front Door

Leading into...

Entrance Porch

Windows to front and side aspects. Internal door through to the...

Entrance Hall

Stairs rising to the first floor with large under-stairs cupboard. Wall-mounted radiator. Doors to the Lounge, Kitchen, Dining Room and W.C..

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

A bright and generous Lounge with gas fireplace, television point, telephone point and

wall-mounted radiator. Patio doors lead out to the rear garden.

Kitchen

11' 7" x 11' 6" (3.53m x 3.51m)

The Kitchen/Breakfast room features a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Recesses for a gas cooker with fitted cooker hood over, dishwasher and tall fridge/freezer. Additional features include tiled splashbacks, a wall-mounted radiator, window to rear aspect and a single door to the rear garden. Door to the Utility Room.

Utility Room

Further work surfaces incorporating a second sink with drainer and tiled splashbacks. Recesses under the work surfaces for a washing machine and dryer. Wall-mounted radiator and window to side aspect.

Dining Room

11' 2" x 8' 8" (3.40m x 2.64m)

Wall-mounted radiator and window to front aspect. A versatile second reception room with ample space for family dining.

W.C.

Low level W.C. and pedestal wash hand basin. Wall-mounted radiator and window to front aspect.

First Floor Landing

Built-in storage/linen cupboard and wall-mounted radiator.

Bedroom 1

12' 1" x 9' 10" (3.68m x 3.00m)

Features include built-in double wardrobes, television point, telephone point and window to rear aspect. Door through to the...

En Suite

A well-presented suite comprising shower cubicle with wall-mounted shower over, low level W.C. and pedestal wash hand basin. Further features include tiled flooring, part-tiled walls and a window to side aspect.

Bedroom 2

11' 1" x 9' 1" (3.38m x 2.77m)

Double wardrobe, wall-mounted radiator and window to front aspect.

Bedroom 3

9' 8" x 7' 8" (2.95m x 2.34m)

Television point, wall-mounted radiator and window to front aspect.

Bedroom 4

8' 8" x 6' 6" (2.64m x 1.98m)

Wall-mounted radiator and window to rear aspect. Loft hatch and fitted ladder leading to the loft space where the boiler is located.

Family Bathroom

The family bathroom suite is presented in neutral tones and comprises bath with mixer taps and wall-mounted shower over, low level

W.C. and pedestal wash hand basin. Part-tiling and window to rear aspect.

Rear Garden

The walled rear garden is generous in size and features areas laid to lawn, block paving and decking. There is a corner pond, mature shrubs and a large wooden shed. A side gate leads out to the garage and parking.

Garage

A single garage with power, lighting, side door and an up and over door to front.

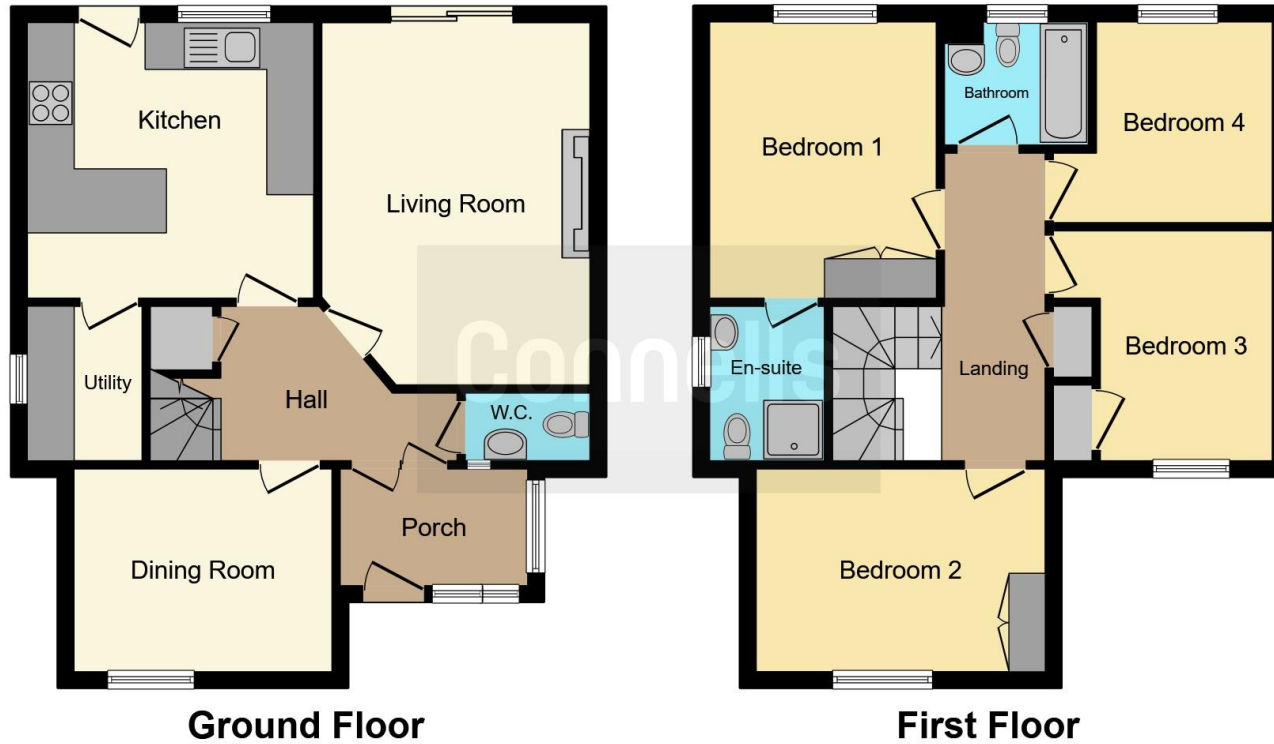
Parking

Driveway parking in front of the garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/TTN311136

directions to this property:

From Taunton proceed in an easterly direction along Priory Bridge Road. Continue over the first roundabout and then take the first exit at the next roundabout onto the Obridge Viaduct. Take the third exit at the next roundabout and the first exit at the following roundabout onto Nerrols Drive. Take the next turning into Summerleaze Crescent and at the junction turn left into Cashford Gate, then take the next right, where the property will be identified by a Connells for sale board.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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