



Connells

Saffron Close
TAUNTON



Property Description

Presented to the market in excellent condition throughout is this detached family home on the popular south side of Taunton. The property is within easy reach of the Town Centre, the A358 and the Blackdown Hills (AONB). In brief the accommodation comprises entrance hall, Lounge/Diner, Kitchen, WC, Conservatory, three double bedrooms and a stunning Bathroom. To the front is a large garden and ample driveway parking for multiple cars in front of the detached garage. To the rear is a private and enclosed garden laid to patio and lawn. Early viewing advised!

Front Door

Leading into...

Entrance Hall

Tiled flooring, wall-mounted radiator and large storage cupboard. Doors to the Lounge/Diner, Kitchen and WC. Stairs rise to the first floor.

W C

Low level WC, wash hand basin and window to side aspect.

Kitchen

11' 2" x 8' 9" (3.40m x 2.67m)

The Kitchen features a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Recesses

for a tall fridge/freezer and a gas/electric range style cooker with fitted cooker hood over. Built-in dishwasher, tiled splashbacks and window to rear aspect. Side door leading to the rear garden.

Lounge / Diner

18' 9" x 14' 5" (5.71m x 4.39m)

A very generous reception room with television point, telephone point, gas fireplace and two wall-mounted radiators. Window to front aspect and sliding patio doors to the Conservatory.

Conservatory

12' 8" x 9' 6" (3.86m x 2.90m)

First Floor Landing

Loft hatch leading to a boarded loft with fitted ladder. Doors to all bedrooms and the Bathroom.

Bedroom 1

14' 7" x 8' 11" (4.45m x 2.72m)

A generous double bedroom with television point, telephone point, wall-mounted radiator and two windows to the rear aspect.

Bedroom 2

11' 1" x 9' 7" (3.38m x 2.92m)

A second double bedroom with wall-mounted radiator and window to front aspect.

Bedroom 3

10' 4" x 8' 11" (3.15m x 2.72m)

A third double bedroom with wall-mounted radiator and window to rear aspect.

Bathroom

A beautifully appointed suite comprising a freestanding roll-top bath, separate walk-in shower cubicle with rainfall shower over, low level WC and wash hand basin. Further features include metro-tiling, wall-mounted heated towel rail, tiled flooring and inset spotlights. Window to front aspect.

Front Garden

A large lawned area to the front that could be converted into further parking if needed.

Rear Garden

To the rear of the property is a private and enclosed garden laid mainly to patio and lawn. External power sockets and a side gate leading to the driveway.

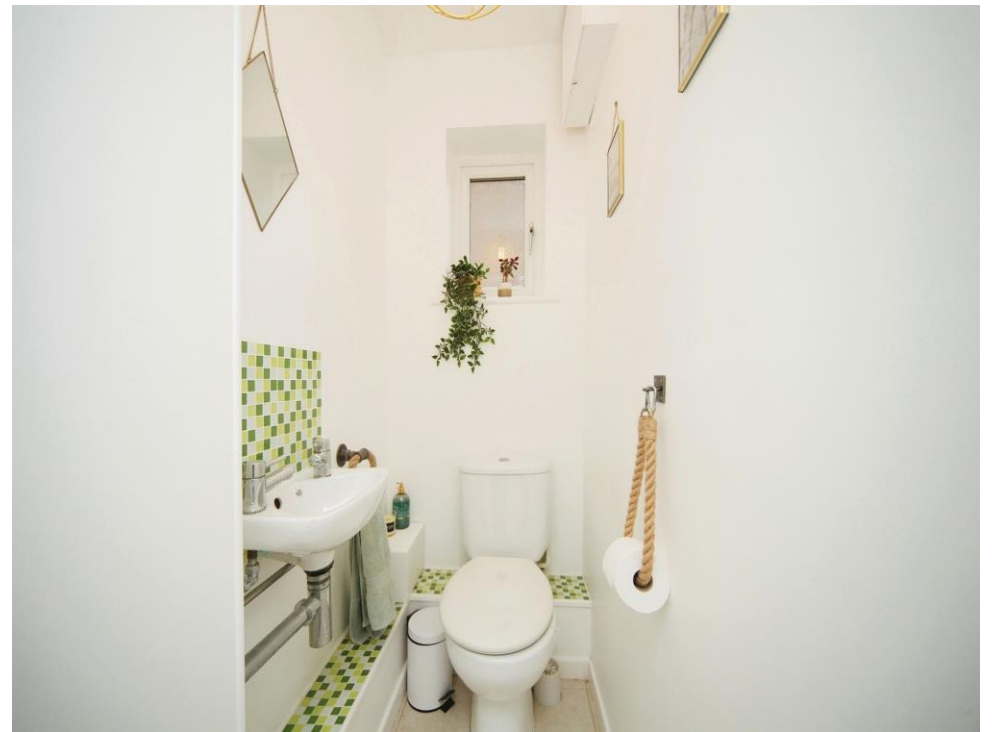
Garage

A detached single garage with power, lighting, plumbing for a washing machine and the recently installed wall-mounted gas boiler. Up and over door to front.

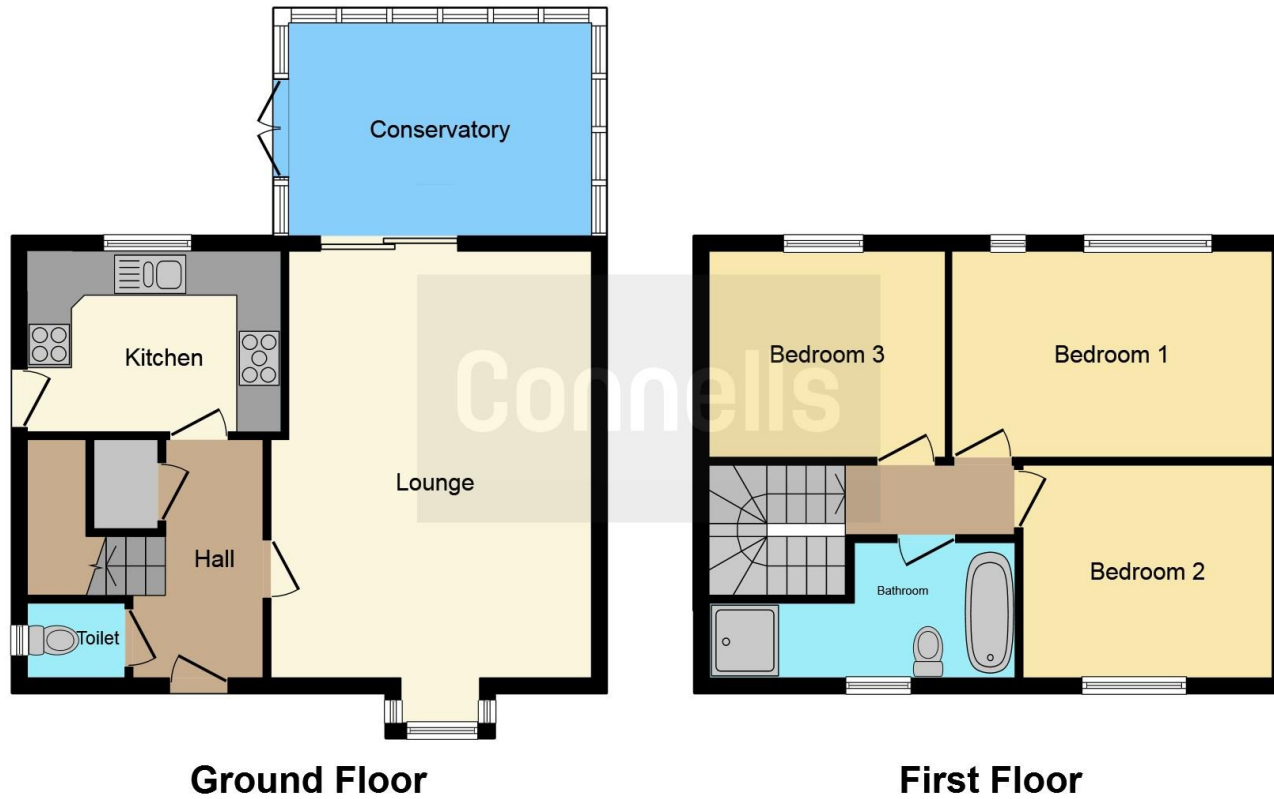
Driveway

A spacious driveway with ample parking for multiple cars.









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/TTN311299

directions to this property:

From the centre of Taunton head south on South Road which eventually becomes Shoreditch Road. Turn left onto Chestnut Drive and then left onto Bilberry Grove. Take the first left onto Saffron Close where the property will be found at the end of the cul de sac.

EPC Rating: C

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.

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