

for sale

£315,000



## Wordsworth Drive Taunton TA1 2HG

This SPACIOUS FAMILY HOME is situated in a convenient location on the edge of the TOWN CENTRE and boasts FOUR BEDROOMS, a modern Kitchen/Diner, 20FT LOUNGE and a downstairs WET ROOM. Further benefits include a GENEROUS GARDEN, Utility Room and gas central heating.



# Wordsworth Drive Taunton TA1 2HG

## Front Door

Leading into...

## Entrance Porch

Internal door leading through to the...

## Entrance Hall

Wall-mounted radiator, storage cupboard and stairs rising to the first floor. Doors to the Lounge and Kitchen.

## Lounge

20' 4" x 10' 1" ( 6.20m x 3.07m )

A generous reception room with log burning stove, wall-mounted

radiator, television point. window to front aspect and sliding doors to the rear garden.

## Kitchen / Diner

20' 3" max x 20' 3" max ( 6.17m max x 6.17m max )

(L-shaped room) A modern refitted Kitchen with a range of high-gloss wall and base units. Work surfaces incorporating a Belfast sink. Recesses for a range-style gas/electric cooker and tall fridge/freezer. Further features include tiled splashbacks, two wall-mounted radiators and dual aspect windows to the front and rear. Door to the rear hallway that leads to the Utility Room and Wet Room.

## Wet Room

A very useful downstairs wet room with large walk-in shower, low level WC and wash hand basin with cabinet storage.



## Utility Room

A generous utility room with wall-mounted boiler, plumbing for a washing machine, window to rear aspect and a stable-style door.

## Landing

Window to front aspect. Loft hatch leading to a part-boarded loft with fitted ladder. Doors to all bedrooms and the bathroom.

## Bedroom 1

12' 1" x 11' 4" ( 3.68m x 3.45m )

Wall-mounted radiator, loft hatch and window to rear aspect.

## Bedroom 2

10' 6" x 9' 9" ( 3.20m x 2.97m )

Wall-mounted radiator and window to rear aspect.

## Bedroom 3

11' 9" x 9' 4" ( 3.58m x 2.84m )

Wall-mounted radiator and window to front aspect.

## Bedroom 4

11' 5" x 7' 8" ( 3.48m x 2.34m )

Wall-mounted radiator and window to front aspect.

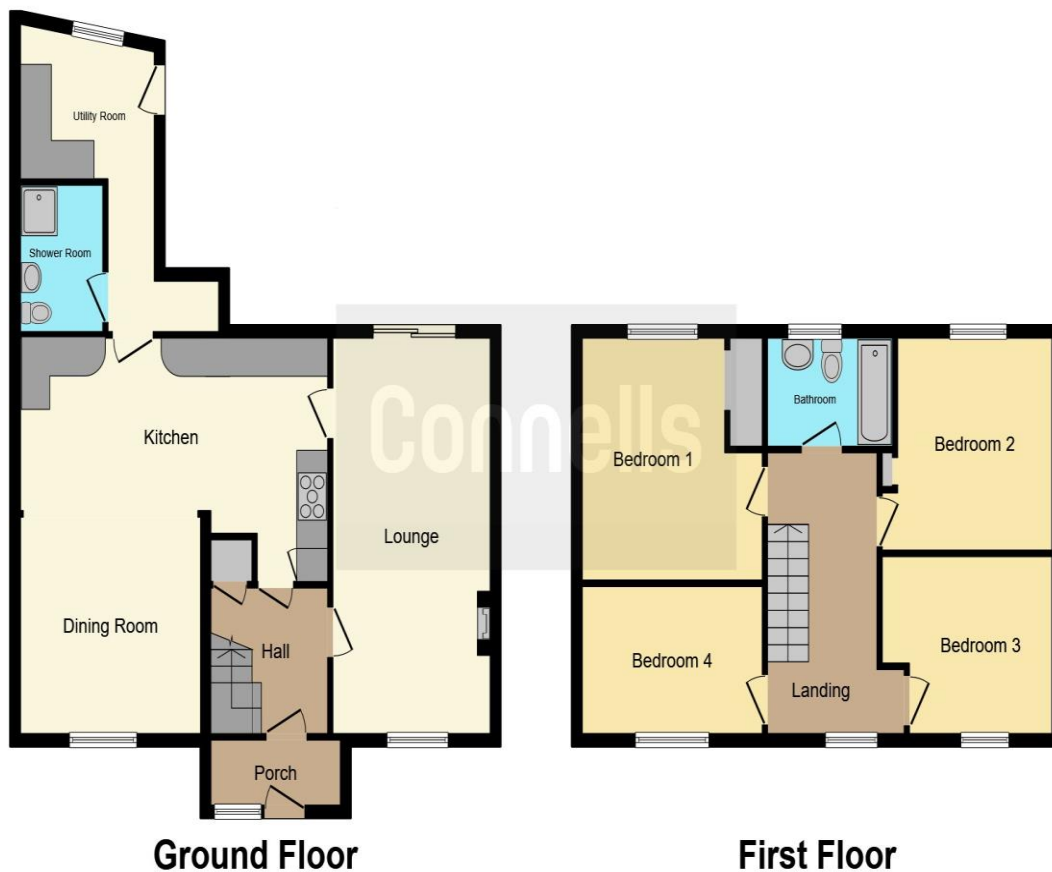
## Bathroom

Suite comprising bath with mixer tap, low level WC and wash hand basin with cabinet storage. Inset spotlights and window to rear aspect.

## Rear Garden

A generous rear garden primarily laid to lawn. Wooden storage shed.





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.

### directions to this property:

From the centre of Taunton head east on East Reach and turn right at the major set of traffic lights onto Wordsworth Drive. The property will be located on the left hand side by a Connells For Sale sign.

To view this property please contact Connells on

**T 01823 334 433**  
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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311430 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/TTN311430](http://connells.co.uk/Property/TTN311430)**



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