

for sale

£350,000



Larkspur Close Taunton TA1 3XA

NO CHAIN. This spacious family home boasts **FOUR BEDROOMS**, one en suite, driveway parking and **GARAGE**. Further features include a **PRIVATE REAR GARDEN**, conservatory and a quiet **CUL DE SAC** position. View now!



Larkspur Close Taunton TA1 3XA

Front Door

Leading into...

Entrance Porch

Internal door through to the...

Entrance Hall

Wall-mounted radiator, under-stairs cupboard and stairs rising to the first floor. Doors to the Kitchen/Breakfast Room, WC and the Lounge/Diner.

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Low level WC and wash hand basin. Window to side aspect.

Lounge / Diner

24' 8" x 11' 2" (7.52m x 3.40m)

A generous reception room with two wall-mounted radiators, television point and sliding door to the conservatory.

Conservatory

A UPVC conservatory with brick base and triple aspect windows. Double doors to the rear garden.

Kitchen / Breakfast Room

15' 7" x 9' 2" (4.75m x 2.79m)

A fitted Kitchen with a range of wall and base units. Work surfaces incorporating a sink with drainer. Recesses for a gas



cooker and tall fridge/freezer. Further features include a wall-mounted radiator, door leading out to the side of the property, bay window to front aspect and a second window to side aspect.

First Floor Landing

Doors to all bedrooms and the Bathroom.

Bedroom 1

13' 2" x 11' 6" (4.01m x 3.51m)

Three fitted double wardrobes, wall-mounted radiator and window to rear aspect. Door to the...

En Suite

Suite comprising double shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and window to side aspect.

Bedroom 2

11' 8" x 9' 6" (3.56m x 2.90m)

Built-in cupboard, wall-mounted radiator and window to front aspect.

Bedroom 3

10' 1" x 9' 7" (3.07m x 2.92m)

Fitted wardrobes, wall-mounted radiator and window to front aspect.

Bedroom 4

9' 5" x 8' 5" (2.87m x 2.57m)

Wall-mounted radiator and window to rear aspect.

Bathroom

Suite comprising bath with mixer taps, low level WC and pedestal wash hand basin. Shaver point, wall-mounted radiator and window to side aspect.

Front Garden

A small area laid to lawn with some mature shrubs and bushes.

Rear Garden

Primarily laid to lawn with two patio areas and flowerbed borders. Small wooden shed and side access on both sides.

Garage

A single garage with up and over door, power and lighting.

Parking

Driveway parking for one car in front of the garage.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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 south along South Road and turn left onto Stoke Road. At the end of the road turn right onto Chestnut Drive and then right again onto Larkspur Close. The property will be located on the right hand side by a Connells For Sale sign.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311678 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311678



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