

for sale

£195,000



Blake Street Taunton TA1 3BE

An impressive Victorian style BAY FRONTED starter home or buy to let investment opportunity benefiting from TWO DOUBLE BEDROOMS, two reception areas, an edge of town centre location and within in a TUCKED AWAY Cul-de-sac. NO ONWARD CHAIN.



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Front Door

Leading to...

Vestibule

Obscure glazed door leading to...

Entrance Hall

Radiator.

Lounge Area

12' 4" into bay x 10' 8" max (3.76m into bay x 3.25m max)
Double glazed bay window to front. Radiator. Square archway through to...

Dining Area

12' x 11' 5" max plus cupboard (3.66m x 3.48m max plus cupboard)
Double glazed window to rear. Radiator. Understairs recessed cupboard.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m)
Equipped with wall and base units with roll top work surfaces incorporating a one and a half bowl sink and drainer with mixer tap. Integrated electric oven with gas hob. Recesses include plumbing for automatic washing machine. Double glazed window and door to side. Part tiling and inset lights.

First Floor Landing



Attic hatch. Over stairs cupboard.

Bedroom One

12' 2" max plus wardrobe x 10' 8" (3.71m max plus wardrobe x 3.25m)

Bedroom Two

11' 11" x 8' 9" max (3.63m x 2.67m max)

Double glazed window to rear. Radiator.

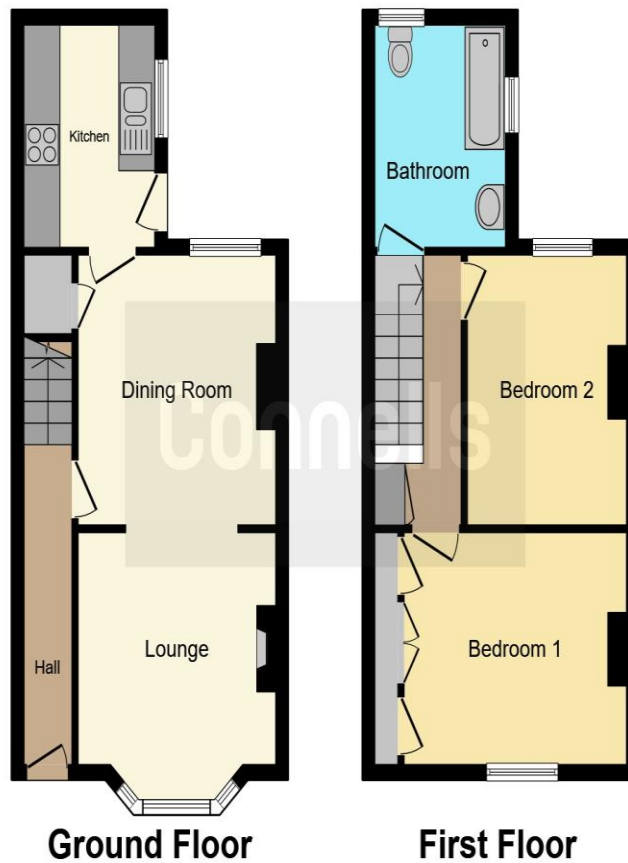
Bathroom

Suite comprising low level WC, pedestal wash hand basin, roll top Victorian style freestanding bath with claw feet, mixer tap and shower attachment. Dual aspect double glazed windows to side and rear. Part tiling, inset lights and extractor fan. Radiator.

Rear Garden

An enclosed courtyard style partially walled garden laid to patio with 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 Taunton proceed in a southerly direction along South Road turning immediately left onto Alma Street then right onto South Street. Take the next turning left onto Queen Street proceeding over the cross junction and then turning left onto Grays Road then immediately right onto Blake Street.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311896 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311896



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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