

for sale

offers in excess of **£260,000**



## Queensway Taunton TA1 4NJ

A wonderful opportunity to acquire a **PROFESSIONALLY RENOVATED** mid-terraced starter home or buy-to-let investment, and available with the advantage of **NO ONWARD CHAIN**. Castle School catchments area and providing ease of access to **MUSGROVE PARK Hospital**.



# Queensway Taunton TA1 4NJ

## Front Door

Leading to...

## Lounge / Diner

17' 9" max x 14' max ( 5.41m max x 4.27m max )  
Stairs rise to the first floor. Double glazed window to front.  
Radiator.

## Kitchen

14' 1" x 8' 3" ( 4.29m x 2.51m )  
Double glazed window and door to rear. Wall-mounted combination boiler. The kitchen itself is equipped with a high-quality range of wall and base-mounted units with work surfaces, including a sink and drainer with mixer tap, integrated electric oven with separate hob and cooker hood over. Radiator. Partial

tiling. Recess and plumbing for an automatic washing machine.

## First Floor Landing

Built-in cupboard.

## Bedroom One

14' x 8' 9" include stairway bulkhead ( 4.27m x 2.67m include stairway bulkhead )  
Double glazed window to front. Radiator.

## Bedroom Two

10' 5" max x 7' 9" max ( 3.17m max x 2.36m max )  
Double glazed window to rear. Radiator.

## Bedroom Three



7' 5" x 6' ( 2.26m x 1.83m )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low level WC, a 'P' shaped bath with panel and shower over. Wash hand basin with mixer tap and vanity cupboard. Heated towel rail. Partial tiling. Extractor fan.

## Rear Garden

An enclosed sunny garden laid initially to patio and further laid to faux grass. Gated rear pedestrian access.

## Garage

16' 10" x 8' 8" ( 5.13m x 2.64m )

Located to the rear of the property, with up-and-over door, in a rank of other garages second nearest the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311842 - 0007

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/TTN311842](http://connells.co.uk/Property/TTN311842)**



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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)