

for sale

offers in the region of **£350,000**



Cutliff Close Taunton TA1 4XA

Occupying an ENVIABLE POSITION at the end of a QUIET CUL DE SAC in the popular area of SHERFORD is this attractive THREE BEDROOMED HOME with private driveway and GARAGE. Excellently presented throughout and featuring an IMMACULATE KITCHEN. View now!



Cutliff Close Taunton TA1 4XA

Front Door

Leading into...

Entrance Porch

Internal door through to the...

Lounge

16' 3" x 13' 4" (4.95m x 4.06m)

A large and bright lounge with a television point, wall-mounted radiator, window to front aspect and stairs rising to the first floor. Under-stairs cupboard housing the gas boiler. Door through to the...

Dining Room

12' 1" x 8' 11" (3.68m x 2.72m)

Wall-mounted radiator and sliding doors to the rear garden. Opening through to the Kitchen.

Kitchen

13' 4" x 7' 7" (4.06m x 2.31m)

An immaculately presented, modern kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Recesses for an electric cooker, washing machine, slimline dishwasher and tall fridge/freezer. Wall-mounted radiator and window to rear aspect. Single UPVC door leading to the rear garden.

First Floor Landing

Built-in airing cupboard and loft hatch with fitted ladder. Window



to side aspect. Doors to all bedrooms and the Bathroom.

Bedroom 1

12' 2" x 10' 9" (3.71m x 3.28m)

A generous main bedroom with built-in double wardrobe, wall-mounted radiator and two windows to the rear aspect.

Bedroom 2

11' x 11' 8" (3.35m x 3.56m)

A second double bedroom with wall-mounted radiator, built-in double wardrobes and a window to front aspect.

Bedroom 3

9' 9" x 7' 5" (2.97m x 2.26m)

Wall-mounted radiator and a window to front aspect.

Bathroom

A large bathroom with a white suite comprising bath with mixer tap and wall-mounted shower, low level WC and pedestal wash hand basin. Additional features include a wall-mounted radiator and dual aspect windows to the side and rear.

Front Garden

A small lawned area with a range of mature shrubs and bushes. The garden stretches to the side of the property where there is a wooden storage shed.

Rear Garden

An attractive, well-stocked garden laid to a balance of lawn, patio and stone chippings. Flowerbed borders feature a range of mature shrubs and bushes.

Garage

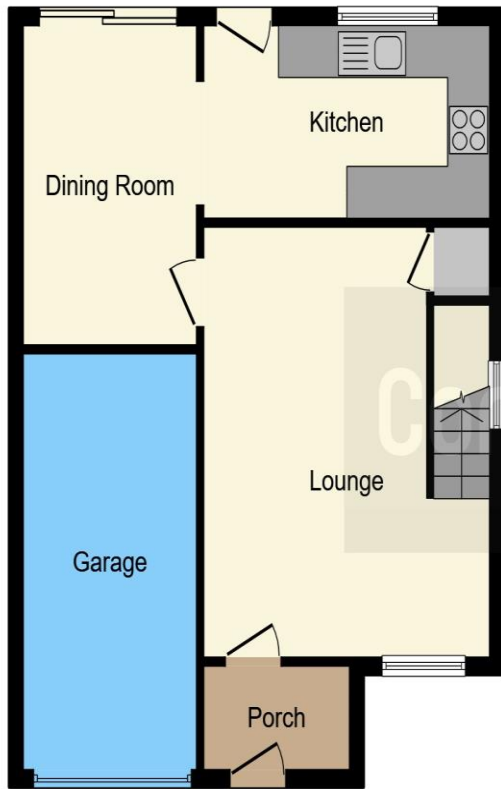
A single garage with power, lighting and an up and over door to

front.

Driveway

Private driveway parking in front of the garage.





Ground Floor



First Floor

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

directions to this property:

From the centre of Taunton head south on Trull Road, continuing over the painted roundabout and then turn left onto Sherford Road. At the bottom of the hill follow the road around to the right where it becomes Pikes Crescent and Cutliff Close will be identified on the left hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311845 - 0003

Tenure: Freehold

EPC Rating: D

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