

for sale

£260,000



## Lambrook Close Taunton TA1 2AQ

Located on the east side of Taunton, with SUPERB ACCESS to the M5 motorway and the county town centre itself and commanding an impressive end of a cul-de-sac position with a SURPRISINGLY GENEROUS garden this very well-appointed semi-detached home comes HIGHLY RECOMMENDED.





# Lambrook Close Taunton TA1 2AQ

## Front Door

Leading to...

## Entrance Hall

Radiator. Understairs cupboard.

## Lounge / Diner

17' 5" x 12' 1" max ( 5.31m x 3.68m max )  
Double glazed window to front. Radiators. Double glazed sliding patio doors to rear, opening to outside.

## Kitchen / Breakfast Room

11' 2" x 9' 3" ( 3.40m x 2.82m )  
Dual aspect double glazed windows to side and rear, with an

obscure double glazed door providing access to outside. Wall-mounted boiler. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a one and a half bowl sink and drainer with mixer tap. Recesses include electric cooker point with splashback and cooker hood over. Full tiling.

## First Floor Landing

Double glazed window to front. Radiator. Recessed linen cupboard.

## Main Bedroom

11' 2" x 9' 2" ( 3.40m x 2.79m )  
Double glazed window to front. Radiator. Attic hatch.



## Bedroom Two

11' 1" x 8' 2" ( 3.38m x 2.49m )

Double glazed window to rear. Radiator.

## Bedroom Three

10' 10" max x 6' 5" max ( 3.30m max x 1.96m max )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low level WC, bath with mixer tap and shower attachment over. Folding shower panel. Obscure double glazed window to side. Tilled walls. Wash hand basin with mixer tap and vanity cupboard. Heated towel rail. Extractor fan.

## Rear Garden

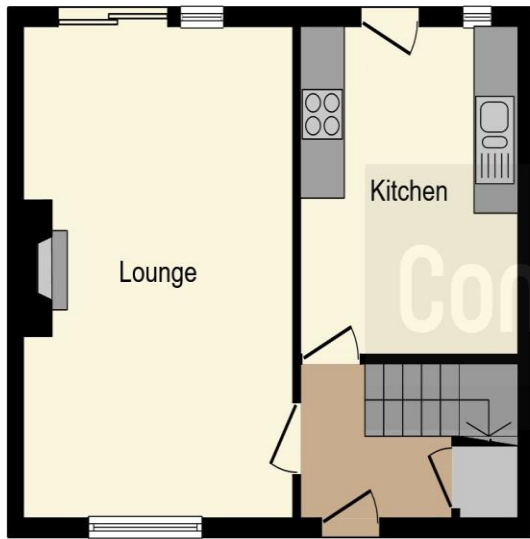
A generous and enclosed level garden laid to patio and lawn with side pedestrian access. The garden is also enhanced by a large shelter, ideal for barbecues and a storage shed.

## Agents Note

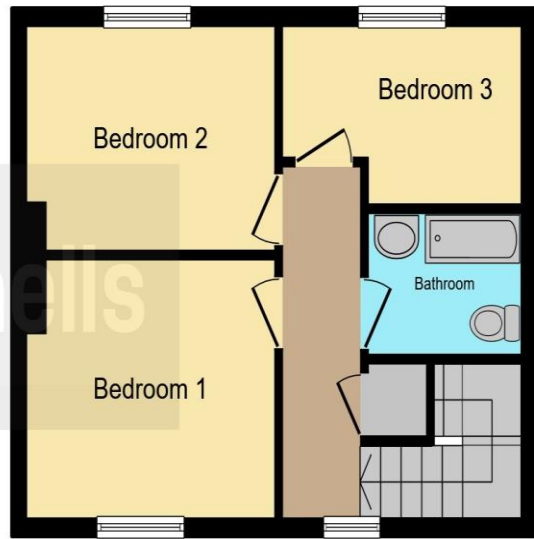
The property is understood to be made of PRC (Poured Re-enforced Concrete), which is of non-standard construction.







**Ground Floor**



**First Floor**

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53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN311979 - 0008

**Tenure:** Freehold

**EPC Rating:** C

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