

for sale

offers in excess of **£250,000**



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.

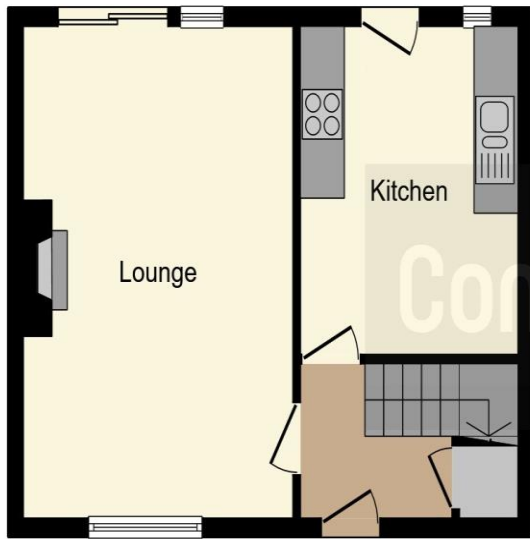
Rear Garden

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

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

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
TAUNTON TA1 3PR

Property Ref: TTN311979 - 0009

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311979



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 | www.rightmove.co.uk | www.zoopla.co.uk