



Connells

Killams Crescent
Taunton



Property Description

Connells are delighted to offer to the market this fantastic, detached family home in the popular Killams estate. The property is within easy reach of local amenities and favoured scholastic facilities such as Richard Huish College, Bishop Foxes School and Kings College. The estate is positioned on the south side of Taunton and offers both convenient access to the Town Centre and the Blackdown Hills (AONB). In brief the accommodation comprises entrance hall, lounge, kitchen/diner, WC, four bedrooms, an En suite and the family bathroom. To the rear is a south-facing garden laid to patio, lawn and decking. To the front is a detached double garage and ample driveway parking for multiple cars. View now!

Front Door

Leading into...

Entrance Hall

Stairs rising to the first floor with a large under-stairs cupboard. Telephone point and window to front aspect. Doors to the Lounge, Kitchen/Diner and WC.

W C

Low level WC, wash hand basin and wall-mounted radiator. Window to rear aspect.

Lounge

21' 1" x 11' 6" (6.43m x 3.51m)

An excellently presented and generous reception room with a built-in media wall, wall-mounted radiator and patio doors to the rear garden. Window to front aspect.

Kitchen/Diner

18' 6" x 12' 9" (5.64m x 3.89m)

The Kitchen/Diner also runs the full depth of the property and features a range of fitted wall and base-mounted units. Roll-edge work surfaces incorporating a sink with drainer. Recesses for an automatic washing machine, dishwasher, tumble dryer, American fridge/freezer and range-style gas/electric cooker. Additional features include two wall-mounted radiators, spotlights and dual aspect windows to the front and rear. A single door leads out to the rear garden.

First Floor Landing

Doors to all bedrooms and the Bathroom,

Bedroom 1

11' 2" x 9' 5" (3.40m x 2.87m)

A large principle bedroom with fitted wardrobes, wall-mounted radiator and window to rear aspect. Door to the...

En Suite

A beautifully appointed, refitted suite comprising bath with mixer taps and shower over, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail.

Window to front aspect.

Bedroom 2

11' 8" x 8' 10" (3.56m x 2.69m)

Built-in wardrobe, wall-mounted radiator and window to front aspect.

Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Wall-mounted radiator and window to rear aspect.

Bedroom 4

7' 4" x 7' 1" (2.24m x 2.16m)

Built-in cupboard, wall-mounted radiator and window to front aspect.

Bathroom

A neutral white suite comprising bath with mixer taps and shower over, low level WC and pedestal wash hand basin. Electric under-floor heating, wall-mounted heated towel rail and window to rear aspect.

Rear Garden

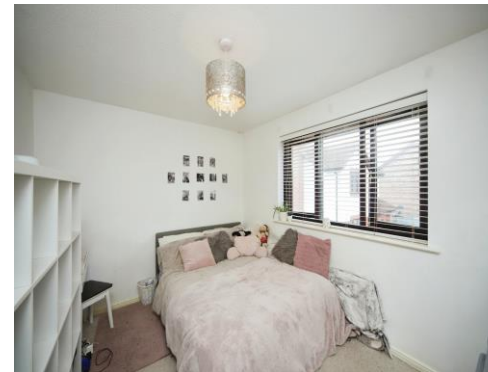
A generous, south-facing garden primarily laid to lawn, decking and patio. External tap and a side gate leading to the front of the property.

Garage

A part-converted double garage separated by a stud wall. Two large storage areas with two up and over doors to front and a single door to the side. Power and lighting.

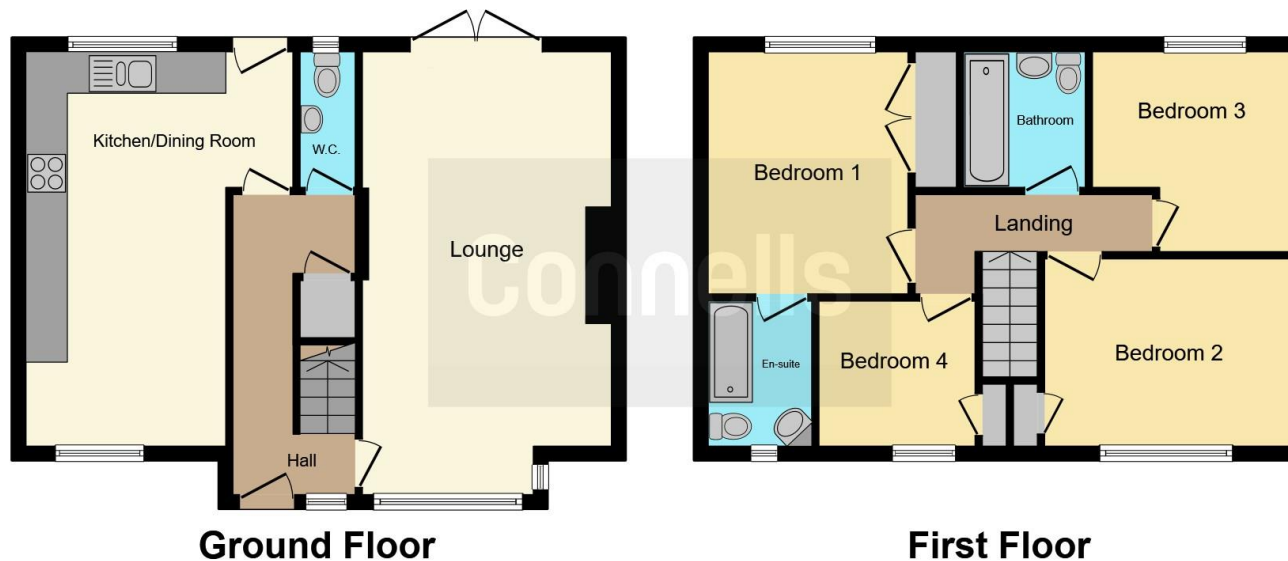
Parking

Ample driveway parking for multiple cars in front of the double garage and on the block-paving.









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

view this property online connells.co.uk/Property/TTN312054

directions to this property:

Leaving the town centre on South Road continue past Kings College and Richard Huish College. The road becomes Shoreditch Road and then turn right onto Killams Drive. Take the first right turning onto Killams Crescent where the property will be found in the first cul de sac on the left hand side.

EPC Rating: D

Tenure: Freehold



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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