

for sale

£220,000



## Wood Street Taunton TA1 1UN

**NO ONWARD CHAIN!** This attractive period-style house is located in the TOWN CENTRE and benefits from excellent access to AMENITIES and French Weir Park. Features include THREE BEDROOMS, two reception rooms and an EN SUITE. View now!



# Wood Street Taunton TA1 1UN

## Front Door

Leading into...

## Entrance Hall

Wall-mounted radiator and stairs rising to the first floor. Doors to the Lounge, Dining Room and Kitchen/Breakfast Room.

## Lounge

11' 8" x 11' 3" ( 3.56m x 3.43m )

Wall-mounted radiator and window to the front aspect.

## Dining Room

11' 8" x 8' 2" ( 3.56m x 2.49m )

Features include a built-in storage cupboard, telephone point,

wall-mounted radiator and window to rear.

## Kitchen / Breakfast Room

21' 3" x 6' 5" ( 6.48m x 1.96m )

The Kitchen and Breakfast Room are joined together by an archway and the Kitchen features a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Recesses for a freestanding electric cooker and washing machine. Wall-mounted boiler housed within one of the Kitchen units. Radiator and window to side. Doors leading to the rear garden and Bathroom.

## Bathroom

Suite comprising bath with mixer tap and wall-mounted shower over, low level WC and wash hand basin. Further features include a wall-mounted radiator, door to the garden and window





to the rear.

## First Floor Landing

Wall-mounted radiator and loft hatch. Doors to all bedrooms.

### Bedroom 1

15' 1" x 11' 9" ( 4.60m x 3.58m )

Television point, wall-mounted radiator and wash hand basin.  
Window to front aspect. Door to the...

### En Suite

WC and shower cubicle with wall-mounted shower over. Extractor fan.

### Bedroom 2

11' 8" max x 9' max ( 3.56m max x 2.74m max )

Wall-mounted radiator and window to rear.

### Bedroom 3

11' 6" x 6' 7" ( 3.51m x 2.01m )

Wash hand basin, wall-mounted radiator and window to side.

## Rear Garden

A good size courtyard garden primarily laid to lawn and concrete hardstanding. Fenced to the sides and walled to the rear.





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)

### directions to this property:

From the Town Centre head north on North Street and turn left after the bridge onto Wood Street. Turn right onto Wood Street and the property will be located on the right hand side.

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: TTN311775 - 0004

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/TTN311775](http://connells.co.uk/Property/TTN311775)**



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)