

for sale

offers in excess of **£210,000**



Kilve Close Taunton TA2 7TB

Commanding an enviable cul-de-sac position, with a fabulous SOUTHERLY FACING rear garden this two double bedroom, end-of-terrace home is WELL-APPOINTED throughout and benefits from an impressive sunroom, garage/workshop and parking alongside. An early viewing is strongly RECOMMENDED.



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Front Door

Leading to...

Entrance Porch

Obscure double glazed window to front. Radiator. Obscure glazed leaded light door through to the...

Entrance Hall

Stairs rise to the first floor.

Living Room / Diner

17' 2" max x 11' 10" max (5.23m max x 3.61m max)
Double glazed window to front. Radiator. Feature fireplace.

Double glazed window to side.

Kitchen

11' 3" x 8' 3" (3.43m x 2.51m)
Double glazed window to rear. Part tiling. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a sink and drainer with mixer tap. Integrated electric oven with gas hob and cookerhood over. Recesses include plumbing for automatic washing machine. Parting doors through to the...

Sun Room

10' 4" x 9' 2" (3.15m x 2.79m)
A pitched roof, double glazed construction with full height wall on two sides. Sliding patio doors provide access to outside.



First Floor Landing

Double glazed window to side. Radiator. Attic Hatch

Main Bedroom

11' 9" max x 10' max (3.58m max x 3.05m max)
Double glazed window to front. Radiator. Overstairs storage cupboard.

Bedroom Two

11' 1" x 8' 3" (3.38m x 2.51m)
Double glazed window to rear. Radiator. Sensational far-reaching partial hill views.

Shower Room

Suite comprising low-level WC, pedestal wash hand basin, corner shower cubicle with integral shower. Tiled walls. Double glazed Velux window in ceiling. Extractor fan.

Rear Garden

Enjoying a wonderful, southerly orientation this enclosed low-maintenance garden is initially laid to patio and further laid to 'faux grass' and stone chippings with shrub borders. Gated side pedestrian access and further personnel access into the...

Garage/Workshop

Up-and-over door. Power and light.

Parking

A hardstanding driveway in front of the garage providing off-street parking.





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

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

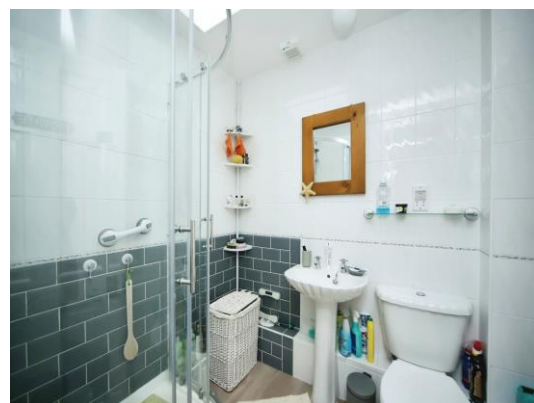
53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312235 - 0012

Tenure: Freehold

EPC Rating: D

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