

for sale

offers in excess of **£375,000**



## Hilary Road Taunton TA1 5BH

Located in the highly sought-after PARKFIELD AREA is this generous THREE BEDROOMED HOME offering a large driveway, GARAGE and Conservatory. Benefitting from CASTLE SCHOOL CATCHMENT and excellent access to Musgrove Park Hospital. Early viewing is essential!





# Hilary Road Taunton TA1 5BH

## Front Door

Leading into...

## Entrance Porch

Windows to both sides and an internal door through to the...

## Entrance Hall

Wall-mounted radiator and stairs rising to the first floor with under-stairs storage. Doors to the Lounge/Diner and Kitchen.

## Lounge / Diner

22' 2" x 13' 7" ( 6.76m x 4.14m )

A very generous reception room with living and dining areas.

Features include television point, telephone point, a feature fireplace and wall-mounted radiator. Window to front aspect. Doors to the...

## Conservatory

17' 6" x 8' 8" ( 5.33m x 2.64m )

A large UPVC conservatory with brick base. Door to the rear garden.

## Kitchen

The kitchen features a range of fitted wall and base units with work surfaces incorporating a sink with drainer. Recesses for a gas cooker, fridge and dishwasher. Window to rear aspect and a door to the side hallway.





## Side Hallway

This area joins the single garage to the property and also has doors to the front and rear outside areas.

## First Floor Landing

Loft hatch and window to side aspect. Doors to the bedrooms and Bathroom.

## Bedroom 1

11' 6" x 10' 9" ( 3.51m x 3.28m )  
Spacious built-in wardrobes, fitted drawers and a wall-mounted radiator. Window to front aspect.

## Bedroom 2

11' 5" x 8' 7" ( 3.48m x 2.62m )  
A second double bedroom with wall-mounted radiator and window to rear aspect.

## Bedroom 3

8' 6" x 7' 8" ( 2.59m x 2.34m )  
Window to front aspect and wall-mounted radiator.

## Bathroom

A neutral white suite comprising bath with mixer taps and wall-mounted shower over, low level WC and wash hand basin with cabinet storage. Heated towel rail and window to rear aspect.

## Front Garden

A small garden laid to lawn with some mature shrubs and dwarf trees.

## Rear Garden

Another feature of this lovely family home is the rear garden

which is primarily laid to lawn and features a wooden storage shed, shrubs and mature trees.

## Garage

A single garage to the right of the property featuring a WC, plumbing for a washing machine, power, lighting and an electric up and over door to front. Window to rear aspect and a single door accessed from the side hallway.

## Parking

Extended, block-paved driveway parking for multiple cars.





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 turn into Parkfield Road and take the first right-hand turn into Parkfield Drive. Immediately turn right again onto Manor Road and then take the first left into Hilary Road. The property will be located at the end of the road on the right hand side.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312238 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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