

for sale

£280,000



## Newbarn Park Road Taunton TA1 4NF

A well-presented, **THREE BEDROOMED HOME** in the highly sought-after **GALMINGTON AREA** boasting great access to **Musgrove Hospital** and **CASTLE SCHOOL CATCHMENT**. Features include a **GENEROUS LOUNGE**, ample driveway parking and **GARAGE**. Early viewing advised!



# Newbarn Park Road Taunton TA1 4NF

## Front Door

Leading into...

## Entrance Hall

Opening through to the Kitchen and Lounge. Door to the...

## Cloakroom

Low level WC and wash hand basin.

## Kitchen

10' 1" x 6' 10" ( 3.07m x 2.08m )

A well-equipped fitted kitchen featuring a range of wall and base units. Roll-edge work surfaces incorporating a sink with drainer.

Electric cooker with gas hob and cooker hood over. Built-in fridge-freezer. Window to rear aspect.

## Lounge

The generous lounge is well-suited to a larger family and features two television points, two wall-mounted radiators, a gas fire and window to rear aspect. Stairs rising to the first floor. Archway through to the...

## Dining Room

14' 1" x 8' 7" ( 4.29m x 2.62m )

A versatile second reception room with wall-mounted radiator, window to side aspect and sliding doors to the rear garden.



## First Floor Landing

Loft hatch with fitted ladder leading to a boarded loft with light. Built-in laundry cupboard. Doors to all bedrooms and the Bathroom.

## Bedroom 1

10' 1" x 10' 1" ( 3.07m x 3.07m )

Wall-mounted radiator and window to front aspect.

## Bedroom 2

12' 1" x 8' 3" ( 3.68m x 2.51m )

Wall-mounted radiator and window to rear aspect.

## Bedroom 3

9' 8" x 6' 10" ( 2.95m x 2.08m )

Wall-mounted radiator and window to rear aspect.

## Bathroom

A neutral white suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to rear aspect.

## Rear Garden

A low-maintenance garden laid to a balance of patio and decking. Side gate leading to the front of the property.

## Garage

A single integral garage with power, lighting and an up and over door to front.

## Parking

Ample 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 centre of Taunton head in a south westerly direction onto Trull Road, take the right hand turn at the mini roundabout onto Galmington Road. Take a left opposite the shops onto College Way, take the third right onto Queensway and then turn left into Newbarn Park Road.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

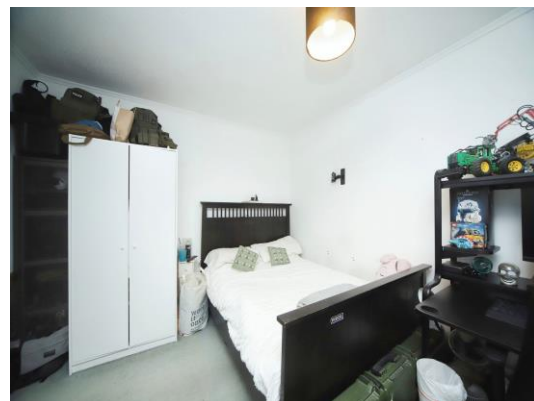
53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312282 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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