

for sale

offers in excess of **£150,000**



Oake Close Oake Taunton TA4 1AT

In the charming village of Oake, is this charming two bedroomed semi-detached house. In need of modernisation throughout but benefiting from fantastic gardens, and a quiet cul-de-sac location. Viewing is strongly recommend by the estate agent.



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Front Door

Double glazed front door leading to...

Entrance Hall

Radiator. Understairs storage cupboard. Stairs rise to the first floor. Doors through to the...

Lounge / Diner

19' 5" x 11' 10" max (5.92m x 3.61m max)

Single glazed front and rear aspect windows. Gas fireplace with surround.

Kitchen

11' 1" x 9' 4" max into pantry (3.38m x 2.84m max into pantry)

Single glazed rear aspect window. The kitchen itself is equipped with a range of wall and base-mounted units with worktops over. Stainless steel sink and drainer. Recesses include space for an under-counter fridge/freezer, gas oven and washing machine. Pantry cupboard. Radiator.

Sun Room

10' 3" x 9' 3" max (3.12m x 2.82m max)

Double glazed rear aspect patio doors leading into the garden. Radiator. Door through to the...

Store Room

9' 7" x 5' 5" (2.92m x 1.65m)

Single glazed front aspect window and door to the front of the property.



First Floor Landing

Single glazed window to side. Attic hatch.

Bedroom One

16' 1" x 9' 3" max into wardrobe (4.90m x 2.82m max into wardrobe)

Single glazed front aspect window. Radiator. Built-in wardrobe.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Single glazed rear aspect window. Radiator. Airing cupboard housing the combination boiler.

W.C

Single glazed rear aspect window. Radiator. W.C

Shower Room

Single glazed side aspect window. Walk-in shower cubicle. Vanity sink with storage cupboard. Part tiling. Radiator.

Outside

To the front of the property is a beautiful garden laid to lawn with a selection of trees and shrubs. Driveway for one vehicle accessed via gated entrance.

Rear Garden

Benefiting from a hedge surround and laid primarily to lawn with a further patio area. Green house. A selection of mature trees and shrub. Outside tap. Side pedestrian access via a gate

Agents Note

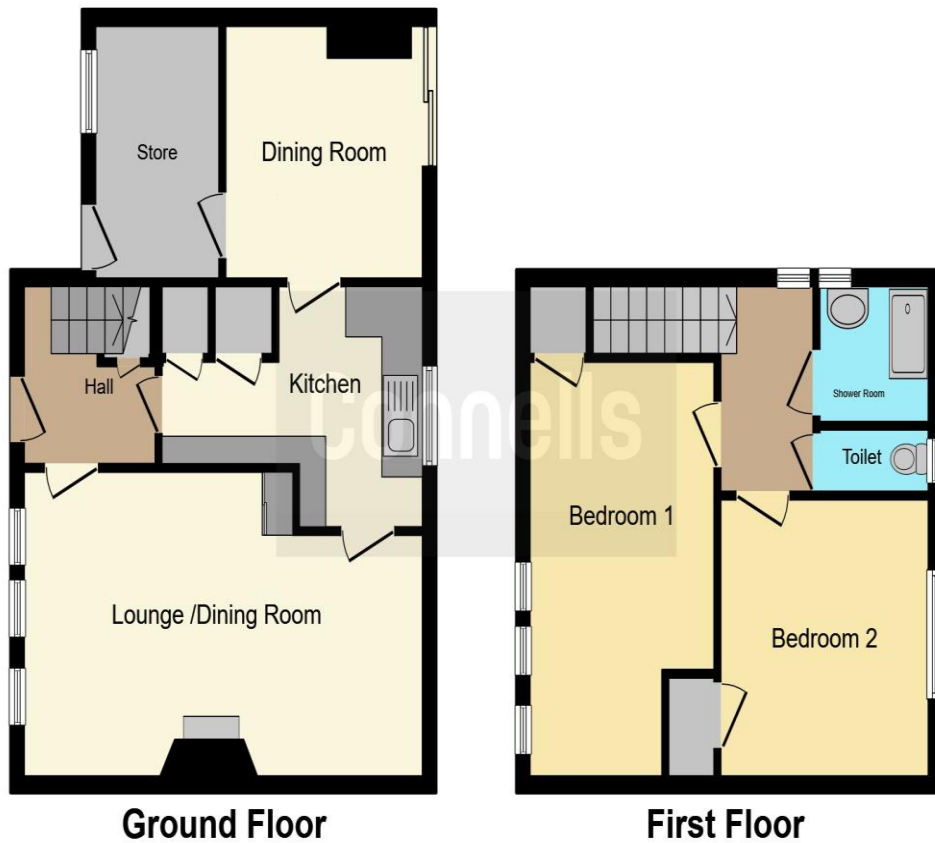
Due to the property being of Non-Standard construction, it can

only be sold to cash buyers

Agents Note 2

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.





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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Property Ref: TTN312333 - 0006

Tenure: Freehold

EPC Rating: D

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