

for sale

offers in excess of **£290,000**



## Sherford Road Taunton TA1 3RH

**NO ONWARD CHAIN!** A neutrally presented **THREE BEDROOMED** home in the popular **SHERFORD AREA**, close to Taunton Town Centre and Vivary Park. The property boasts a **CORNER PLOT POSITION**, a private rear garden and **GARAGE**. View now!





# Sherford Road Taunton TA1 3RH

## Front Door

Leading into...

## Entrance Hall

Under-stairs cupboard and wall-mounted radiator. Doors to the Cloakroom, Lounge and Kitchen/Breakfast Room.

## Cloakroom

Low level WC, wash hand basin and wall-mounted radiator. Window to side aspect.

## Lounge / Diner

17' 10" x 12' ( 5.44m x 3.66m )

A generous and versatile reception room featuring a gas fireplace, television point and wall-mounted radiator. Door to the stairs which lead up to the first floor. Window to side aspect and a single door leading to the garden.

## Kitchen / Breakfast Room

17' 10" x 8' 1" ( 5.44m x 2.46m )

The Kitchen/Breakfast Room features a range of fitted wall and base-mounted units with roll-edge work surfaces incorporating a sink with drainer. Recesses for a washing machine, electric cooker, fridge and freezer. Additional features include a fitted cooker hood, telephone point, wall-mounted radiator and two windows to the side aspect.

## First Floor Landing

Loft hatch, wall-mounted radiator and window to front aspect.





Doors to all bedrooms and the Bathroom.

### **Bedroom 1**

12' 1" x 10' 11" ( 3.68m x 3.33m )

Built-in double wardrobe, wall-mounted radiator and window to side aspect.

### **Bedroom 2**

11' x 9' 1" ( 3.35m x 2.77m )

A second double bedroom with a double wardrobe and double cupboard housing the gas boiler. Wall-mounted radiator and window to side aspect.

### **Bedroom 3**

Wall-mounted radiator and window to side aspect.

### **Bathroom**

Suite comprising bath with mixer tap and wall-mounted shower attachment over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to side aspect.

### **Front Garden**

The property boasts an attractive corner frontage with a lawned garden wrapping around the front and side.

### **Side/Rear Garden**

To the rear/side of the property is a private lawned garden with a patio area and well-stocked flowerbed borders. There is an outside tap and a single gate leading to the garage/parking area.

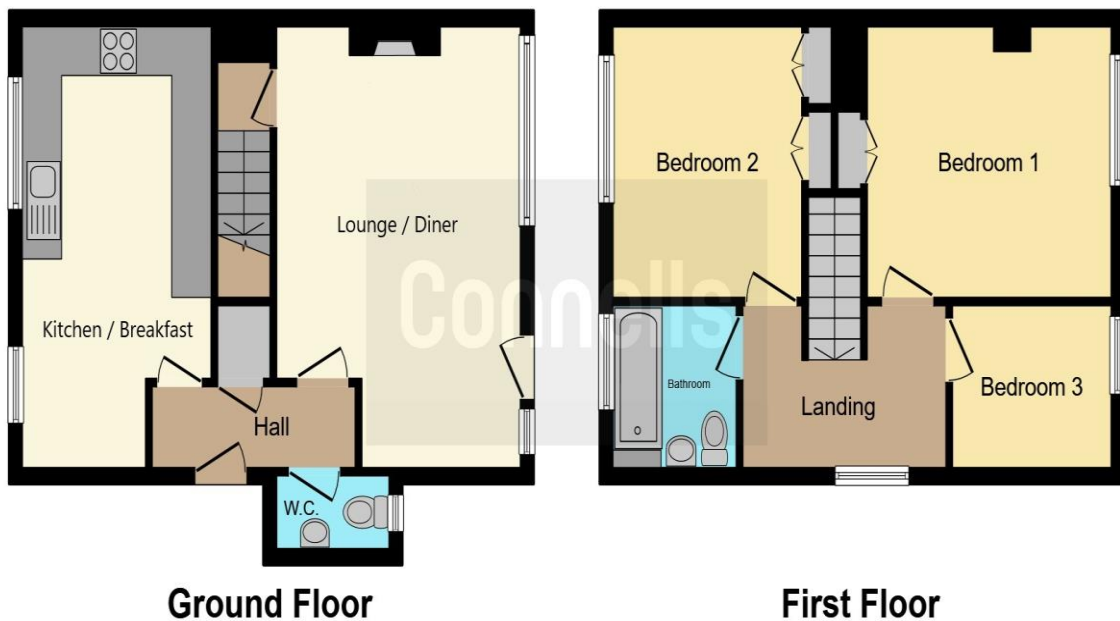
### **Garage**

A single garage in a block to the rear of the property. Up and over door to front.

### **Parking**

Allocated parking in front of the garage.





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:

Head south-west out of Taunton Town Centre along Trull Road, passing straight over the painted roundabout to continue towards Trull. Turn left onto Sherford Road where the property will be identified on the right hand side by a Connells For Sale sign.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312409 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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