

for sale

offers in excess of **£175,000**



Ludlow Avenue Taunton TA2 7LH

This spacious TWO BEDROOMED HOME is located on the NORTH SIDE OF TAUNTON and occupies a quiet and generous position. Features include a LARGE DRIVEWAY, landscaped rear garden and convenient access to AMENITIES. Excellently presented throughout. View now!



Ludlow Avenue Taunton TA2 7LH

Front Door

Leading into...

Entrance Hall

Stairs rising to the first floor. Large built-in storage cupboard. Door through to the...

Lounge / Diner

19' 10" x 10' 5" (6.05m x 3.17m)

A generous open-plan room featuring a wood burning stove, television point and wall-mounted radiator. Window to front aspect. Double doors to the Conservatory and a door to the Kitchen.

Conservatory

Double doors leading to the rear garden.

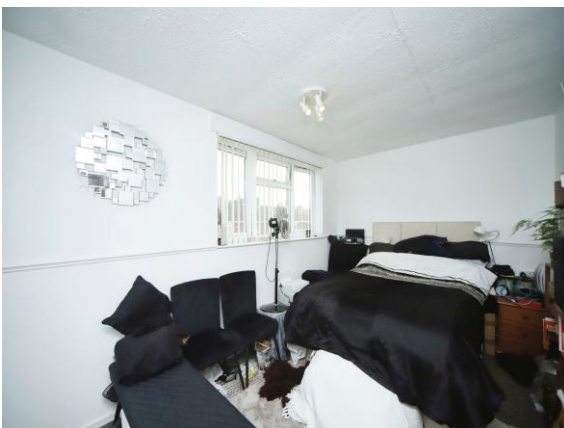
Kitchen

10' 8" x 7' 11" (3.25m x 2.41m)

A well-presented modern kitchen featuring a range of fitted wall and base units. Work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Recesses for a washing machine and fridge/freezer. Window to rear aspect and a door out to the side of the property.

First Floor Landing

Doors to both bedrooms and the Shower Room.



Bedroom 1

13' 11" x 8' 11" (4.24m x 2.72m)

A large double bedroom with wall-mounted radiator and window to front aspect. Built-in cupboard housing the gas boiler.

Bedroom 2

10' 2" x 8' 9" (3.10m x 2.67m)

A second double bedroom with spacious built-in wardrobes, wall-mounted radiator and window to rear aspect.

Shower Room

Suite comprising a walk-in double shower cubicle, low level WC and pedestal wash hand basin. Window to rear aspect.

Front Garden

The front garden is predominantly laid to gravel with a side access gate to the external store and rear garden.

Rear Garden

The rear garden has been excellently landscaped into areas laid to patio, lawn and decking with well stocked flowerbeds and borders. To the rear of the garden is a large storage shed.

Parking

Fantastic block-paved driveway for 3 cars.

Agents Note

The property is of Woolaway construction and is therefore believed to be for cash buyers only.





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

directions to this property:

From the centre of Taunton head north on North Street and over the bridge onto Bridge Street. Follow the road around to the right onto Station Road and continue past Taunton Station where the road becomes Kingston Road. At the lights turn right onto St Andrews Road and then turn left onto Cheddon Road. Turn right onto Eastwick Road and then left onto Dorchester Road. Turn right onto Rochester Road and then left onto Ludlow Avenue.

To view this property please contact Connells on

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Property Ref: TTN312017 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/TTN312017



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