

for sale

£335,000



Bourne Grove TAUNTON TA1 2TD

EXTENDED and situated in a quiet cul de sac position, this four bedroom property also benefits from off road parking and a garage, plus a sunny rear garden accessed through the conservatory.



Bourne Grove TAUNTON TA1 2TD

Entrance Hall

Wood effect floor, radiator and stairs to the first floor.

Lounge

11' 5" x 14' 9" (3.48m x 4.50m)

Double glazed window to the front aspect, radiator and door to the...

Dining Area

10' 2" x 7' 5" (3.10m x 2.26m)

Under stairs storage, 2 radiators, open access to kitchen and double doors into the conservatory.

Kitchen

7' 1" x 10' 1" (2.16m x 3.07m)

Space for fridge/freezer, cooker and washing machine, tiled floor and double glazed window.

Conservatory

Access to east facing rear garden, radiator and pitched plastic roof over timber roof construction.

Utility Room

8' 7" max. x 8' 10" (2.62m max. x 2.69m)

Access to east facing rear garden, radiator and pitched plastic roof over timber roof construction.

Garage

With power, light and electric garage door.



First Floor Landing

Storage over the stairs and access to the loft.

Bedroom One

8' 2" x 12' 1" (2.49m x 3.68m)

Double glazed window to the front, fitted wardrobe with sliding mirrored doors and radiator.

En Suite

Double glazed window to the front, extractor fan and shower cubicle.

Bedroom Two

7' 7" x 10' 9" (2.31m x 3.28m)

Double glazed window to the rear, fitted wardrobe, radiator and access to a second loft space.

Bedroom Three

8' 1" x 8' 4" (2.46m x 2.54m)

Double glazed window to the rear aspect, plus two borrowed light panels, fitted wardrobe and radiator.

Bedroom Four

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the rear, WC, wash basin, heated towel rail and bath with shower attachment.

Rear Garden

Laid mostly to patio with an area of slate chippings. Gate in rear boundary, outside light and tap.





Ground Floor

First Floor

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

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312452 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312452



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk