

for sale

offers in excess of **£350,000**



Knutscroft Lane Thurloxtton Taunton TA2 8RJ

Available with NO ONWARD CHAIN is this VERY MUCH IMPROVED three bedroom character cottage on a well proportioned plot having off road parking for two cars. The property is well decorated throughout and boasts a country style kitchen with range style cooker that will be included in the sale.



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Vestibule

Double glazed window to the front, radiator and tiled floor.

Lounge/Diner

13' 1" not into stair recess x 18' 8" max. (3.99m not into stair recess x 5.69m max.)

Double glazed window to the front and side aspects, two radiators, multi fuel stove, wood effect laminate flooring and access to under stairs cupboard.

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window to the rear aspect, wooden work surfaces over oak kitchen units, five ring range style electric cooker, integrated fridge/freezer and tiled floor.

Utility Room

Tiled floor, double glazed door and window to rear aspect, 'Grant' oil boiler and plumbing for washing machine.

First Floor

First Floor Landing

Access to all bedrooms and bathroom, plus access to the loft which is part boarded and has a fitted loft ladder.

Bedroom One

9' 9" x 14' 3" (2.97m x 4.34m)

Double glazed window to the front, fitted blinds and feature fire



place.

Bedroom Two

11' x 8' 8" (3.35m x 2.64m)

Double glazed window to the front aspect.

Bedroom Three

9' 6" x 8' 11" (2.90m x 2.72m)

Double glazed window to the rear aspect, wood effect floor.

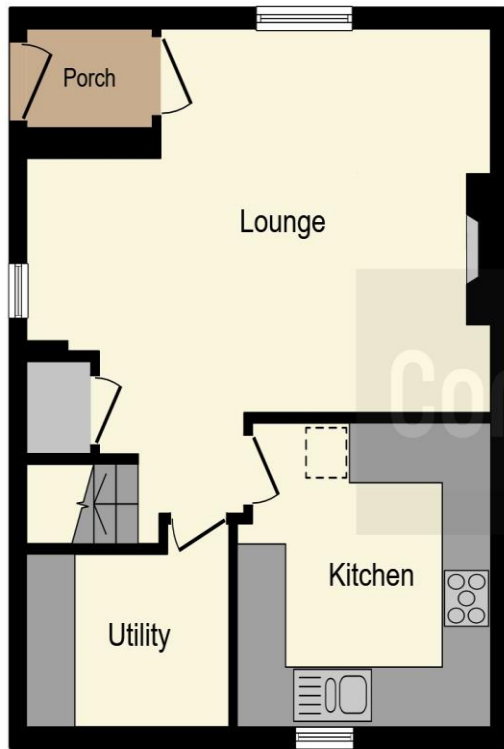
Bathroom

Double glazed window to the rear aspect, WC, wash basin, bath with electric shower over and extractor fan.

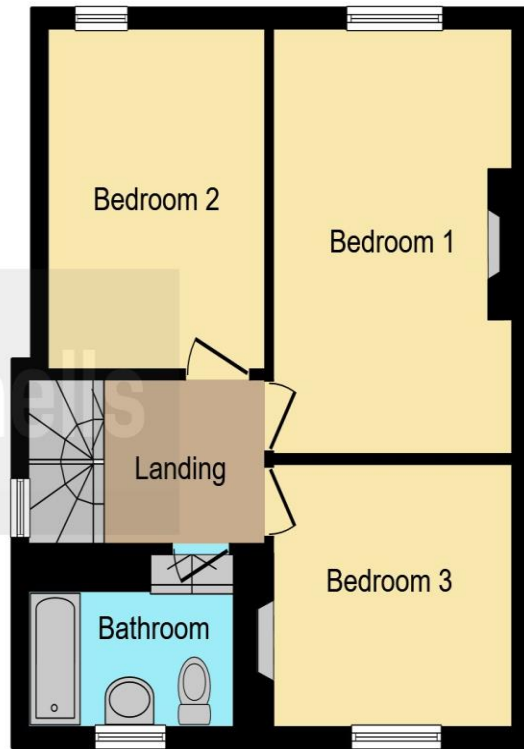
Outside

Well proportioned rear garden with two sheds and a cabin with toilet. Two off road parking spaces and wood shed to the front.





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

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Property Ref: TTN312464 - 0004

Tenure: Freehold

EPC Rating: D

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