

for sale

£350,000



## Dowell Close Taunton TA2 6BA

Available with NO ONWARD CHAIN is this four bedroom property with a SOUTH FACING GARDEN, two reception rooms, a large kitchen/diner and useful access to the garage from within the property.

The second reception room provides flexible living and is currently used as a fourth bedroom

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# Dowell Close Taunton TA2 6BA

## Porch

3' 2" x 8' 6" ( 0.97m x 2.59m )

Spacious Porch with space for coats and shoes.

## Entrance Hall

Stairs rising to the first floor, access to under stairs storage, cloakroom, lounge and kitchen/diner.

## Lounge

10' 7" x 17' 7" ( 3.23m x 5.36m )

Double glazed window to the front aspect, radiator and access to second reception room.

## W/C

## Dining Room / Reception Room

8' 5" x 10' 8" ( 2.57m x 3.25m )

Double glazed French doors into the rear garden. Radiator. Currently used as a fifth bedroom.

## Kitchen / Diner

14' 7" max x 16' 3" max ( 4.45m max x 4.95m max )

With double glazed window and door to the rear aspect there is also a door to the garage. There is ample space for a large dining table.

## Garage

16' 10" x 8' 3" ( 5.13m x 2.51m )

With sink/drain, plumbing for a washing machine, power and light. The 'Vaillant' boiler can also be found in the garage.



### **Bedroom One**

9' 3" x 13' 3" ( 2.82m x 4.04m )

Double glazed window to the front aspect, radiator and access to the shower room en suite.

### **Bedroom Two**

10' 5" x 7' 7" ( 3.17m x 2.31m )

Double glazed window to the front. Radiator.

### **Bedroom Three**

5' 7" to wardrobe x 11' 10" ( 1.70m to wardrobe x 3.61m )

Double glazed window to the rear aspect and fitted wardrobe. Radiator.

### **Bedroom Four**

7' 4" x 8' 9" ( 2.24m x 2.67m )

Double glazed window to the rear aspect. Radiator.

### **Bathroom**

5' 9" x 6' 9" ( 1.75m x 2.06m )

Modern bathroom having bath, wash basin and WC. Double glazed window to the side aspect.

### **Outside**

To the front is a tarmac drive that leads to the garage and an area laid to stone chippings, the perfect space for additional parking.

To the rear is a south facing garden laid to patio an area of artificial lawn. The garden is private from the rear and has a side gate back to the front.





**Ground Floor**

**First Floor**

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Property Ref: TTN312507 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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