

for sale

offers in excess of **£230,000**



Mitre Court Taunton TA1 3ER

Connells are delighted to bring to the market this well presented three bedroom mid-terrace property, situated with close links to Taunton's town centre. Viewing a must to fully appreciate this property.



Mitre Court Taunton TA1 3ER

Front Door

Leading to...

Entrance Hall

Laminate wood flooring. Radiator. Understairs storage cupboard. Alarm panel system.

Downstairs W.C

Suite comprising low-level W.C and sink with mixer tap. Radiator. Double glazed obscure window to side.

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to front and radiator. The kitchen itself is equipped with a range of wall and base units with roll top work surface and sink/drainers with mixer tap. Space and plumbing for washing machine. Built-in gas oven and gas hob, cookerhood over. Splash back, partly tiled walls.

Lounge

15' 8" x 11' 6" (4.78m x 3.51m)

Double glazed window to rear. Radiator. Double glazed French doors leading to outside.

First Floor Landing

Built in overstairs airing cupboard housing the boiler. Loft Hatch.



Bedroom One

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to front. Radiator.

Bedroom Two

11' 6" x 8' 10" (3.51m x 2.69m)

Double glazed window to rear. Radiator.

Bedroom Three

8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed window to rear. Radiator.

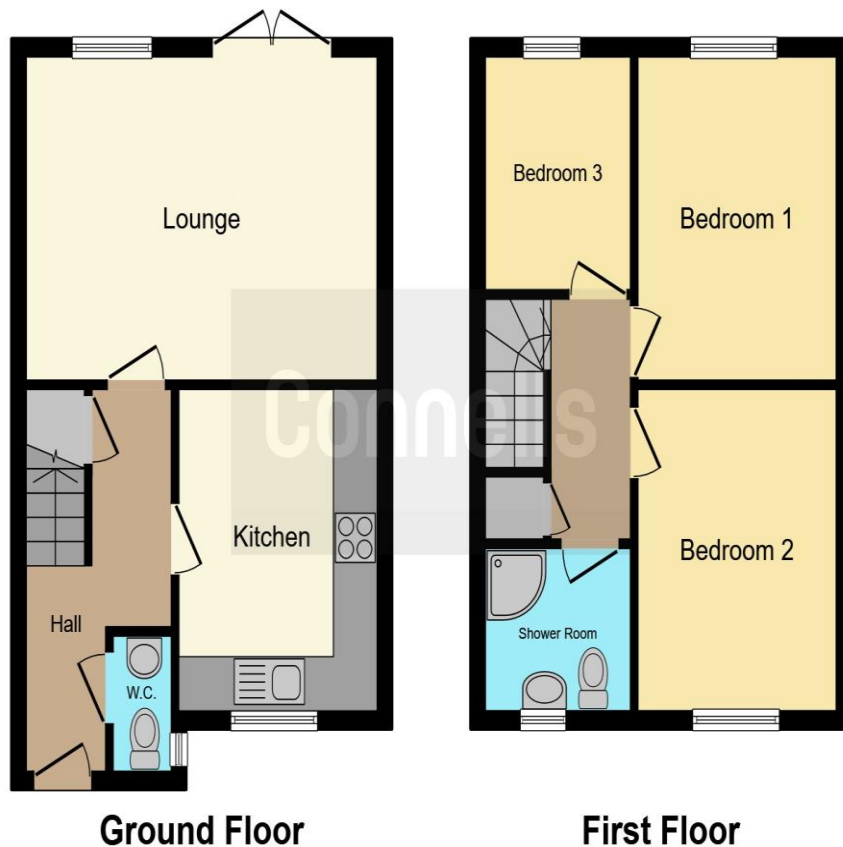
Bathroom

Double glazed obscure window to front. Suite comprising low level W.C, sink with mixer tap and corner shower enclosure. Partially tiled walls, radiator. Extractor fan.

Rear Garden

A courtyard garden laid to patio throughout with awning. Also provides gated rear pedestrian access.





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:

Proceed out of Taunton along East Reach. Turn left into Victoria Gate, follow the course of the road round to the right onto Mitre Court where the property will be found some distance along on the left hand side.

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: TTN312593 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312593



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