

for sale

£290,000



Rossiter Road Cheddon Fitzpaine Taunton TA2 8SN

NO ONWARD CHAIN! This beautifully presented THREE BEDROOMED HOME is located in the popular Nerrols Grange development and boasts the remainder of its NHBC WARRANTY, two parking spaces and an enviable quiet position. Further features include an EN SUITE, private garden and EXCELLENT TRANSPORT LINKS.



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# Rossiter Road Cheddon Fitzpaine Taunton TA2 8SN

## Front Door

Leading to...

## Entrance Hall

Wall-mounted radiator and stairs rising to the first floor. Door through to the...

## Lounge

15' 5" x 11' 10" ( 4.70m x 3.61m )

A generous reception room with a television point, wall-mounted radiator and fitted blinds. Large window to front aspect. Door through to the inner hallway.

## Inner Hallway

Very large under-stairs storage cupboard and door to the WC.

## W.C

Low level WC and pedestal wash hand basin. Wall-mounted radiator.

## Kitchen

A beautifully appointed modern Kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven, dishwasher, washing machine and fridge/freezer. Wall-mounted gas boiler housed within one of the Kitchen units. Further features include inset spotlights, wall-mounted radiator and doors



to the rear garden.

## First Floor Landing

Wall-mounted radiator and loft hatch. Doors to all bedrooms and the Bathroom.

### Bedroom One

12' x 8' 6" ( 3.66m x 2.59m )

A large double bedroom with wall-mounted radiator and window to front aspect. Door to the En Suite.

### En Suite

An immaculate suite comprising a double shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Built-in linen cupboard, shaver point and window to front aspect.

### Bedroom Two

10' 9" x 7' 10" ( 3.28m x 2.39m )

A second double bedroom with wall-mounted radiator and window to rear aspect.

### Bedroom Three

9' 7" x 7' ( 2.92m x 2.13m )

Wall-mounted radiator and window to rear aspect.

### Bathroom

Also presented in as-new condition, the bathroom suite comprises bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to side aspect.

### Rear Garden

A low maintenance rear garden primarily laid to lawn with a patio

path leading to the wooden storage shed and rear gate. External tap.

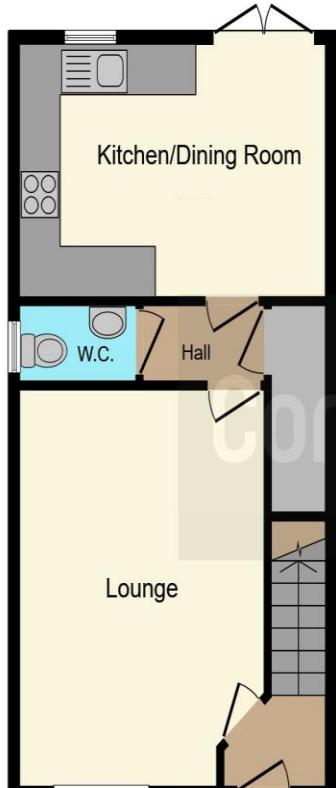
### Parking

Two allocated parking spaced to the rear.

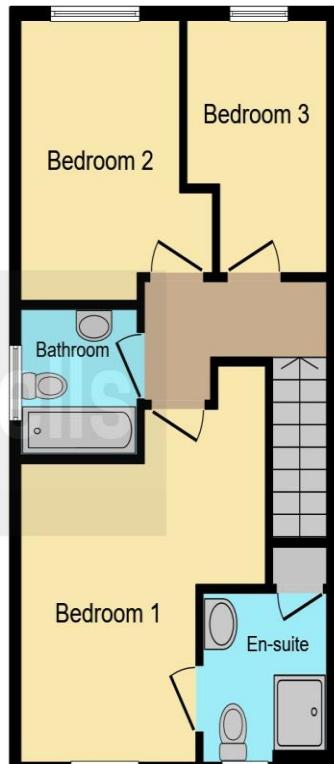
### Agents Note

Pictures of the property were taken from its previous listing (Early 2024)





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### directions to this property:

From the Wickes Roundabout in Taunton head north over the O'Bridge Viaduct and then take the third exit onto Priorswood Road. At the next roundabout take the first exit onto Nerrols Drive. Take the second right turning onto the estate and follow the road to the right.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312690 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

**view this property online [connells.co.uk/Property/TTN312690](http://connells.co.uk/Property/TTN312690)**



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