

for sale

offers in excess of **£230,000**



## Sycamore Close Taunton TA1 2QJ

**NO ONWARD CHAIN!** This excellent **TWO-BEDROOMED HOME** would make an ideal starter home or **BUY TO LET**. Positioned within easy reach of **LOCAL AMENITIES** and popular schools. Features include a driveway, **GARAGE**, modern Kitchen and **GAS CENTRAL HEATING**. Early viewing advised!





# Sycamore Close Taunton TA1 2QJ

## Front Door

Leading to...

## Entrance Hall

Stairs rising to the first floor with under-stairs cupboard. Telephone point and wall-mounted radiator. Doors to the Kitchen and Lounge/Diner.

## Lounge / Diner

20' 6" x 12' 3" ( 6.25m x 3.73m )

A generous open plan reception room with dual aspect windows to the front and rear. Features include a gas fireplace, two wall-mounted radiators and television point. Door to the Kitchen.

## Kitchen

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

(L-shaped room) The Kitchen features a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer. Should the buyer wish, the property will be sold with the freestanding cooker, fridge/freezer and washing machine included. Tiled splashbacks and wall-mounted heated towel rail. Window to the rear aspect overlooking the garden.

## First Floor Landing

Airing cupboard, loft hatch and window to side aspect. Doors to both bedrooms, Bathroom and separate W.C.

## Bedroom One

15' 6" plus recess x 8' 9" ( 4.72m plus recess x 2.67m )





Built-in cupboard housing the gas boiler. Two windows to rear aspect and two wall-mounted radiators. The room could potentially be split into two separate bedrooms to turn the property into a three-bedroomed home, subject to any necessary planning consents and building regulations.

### **Bedroom Two**

11' 6" x 10' 2" ( 3.51m x 3.10m )

Window to rear aspect and wall-mounted radiator.

### **Bathroom**

A white suite comprising bath with mixer taps, shower over bath and wash hand basin. Wall-mounted radiator, window to rear aspect and part-tiling.

### **W.C.**

Low level W.C. and window to rear aspect.

### **Front Garden**

A small area laid to lawn with a path leading to the front door. There is an external storage cupboard located to the left of the front door.

### **Rear Garden**

A private fenced/walled garden with areas laid to lawn, stone chippings and a small patio. A rear gate leads to the driveway and garage.

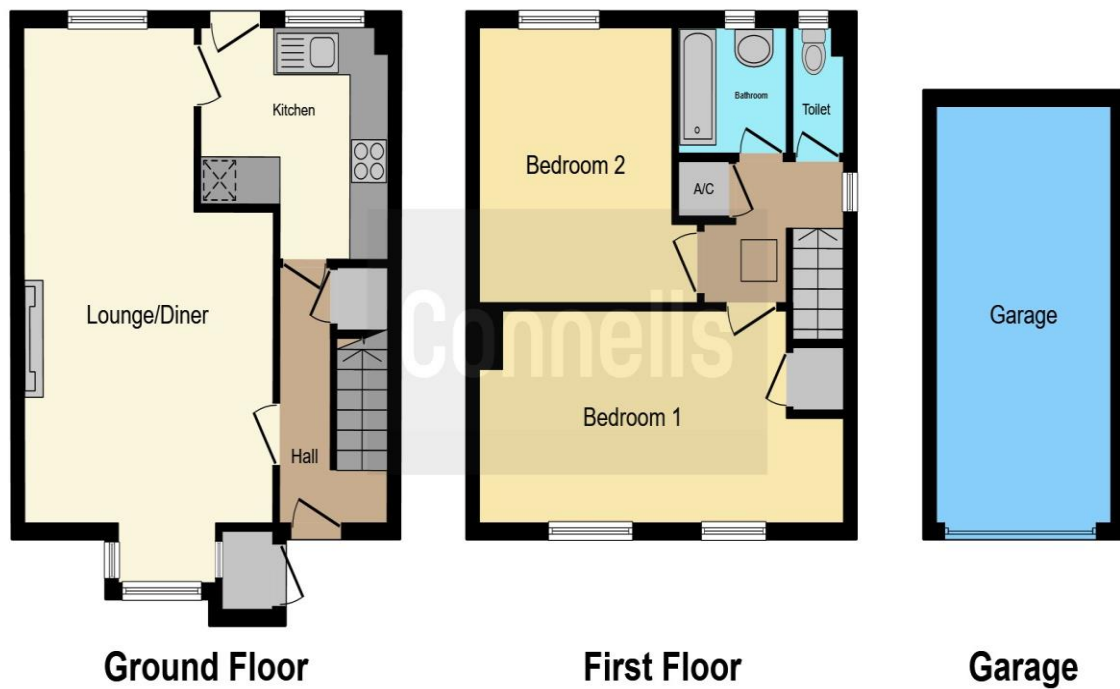
### **Garage**

A single garage with up and over door to front.

### **Parking**

Driveway parking for one car next to the garage.





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](http://www.focalagent.com)

#### directions to this property:

Leaving the town centre along South Road, turn left onto Holway Avenue just before Kings College School. At the end of the road turn right onto Holway Road which then becomes Upper Holway Road. After passing the pharmacy turn right into Lime Crescent, follow the road around to the right and turn left into Sycamore Close.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312758 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/TTN312758](http://connells.co.uk/Property/TTN312758)



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