

for sale

£220,000



## St. Albans Place TAUNTON TA2 7BG

Well presented and nicely proportioned **TWO DOUBLE BEDROOM** property, situated a short distance from the town centre, with a sunny rear garden and useful brick built storage area.





# St. Albans Place TAUNTON TA2 7BG

## Front Door

Leading to...

## Entrance Hall

With stairs to the first floor and radiator.

## Lounge

10' 5" x 12' 5" ( 3.17m x 3.78m )

Double glazed window to front. Gas Fire and radiator. Open access to the Dining Room.

## Dining Room

9' 9" x 9' 5" ( 2.97m x 2.87m )

Double glazed window to rear. Radiator.

## Kitchen

8' 10" x 9' 8" ( 2.69m x 2.95m )

Double glazed window to rear. Radiator. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces. Featuring a double oven with separate gas hob with cooker hood over. Recess and plumbing for washing machine, door to garden and door to the Entrance Hall.

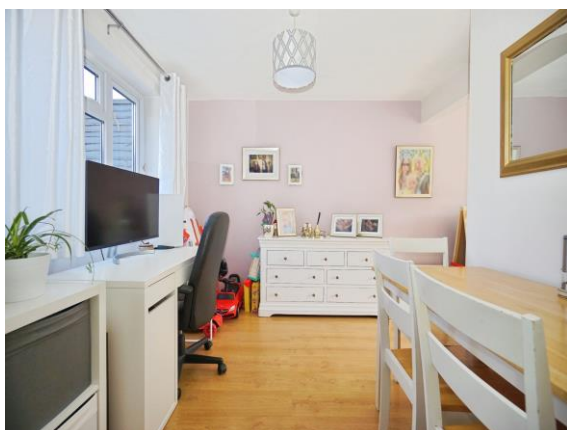
## First Floor Landing

Loft Access (part-boarded). Radiator.

## Bedroom One

15' 6" x 9' 7" ( 4.72m x 2.92m )

Double glazed window to front. Two radiators.



## Bedroom Two

8' 7" x 12' 3" ( 2.62m x 3.73m )

Double glazed window to rear. Double width wardrobe and radiator.

## Bathroom

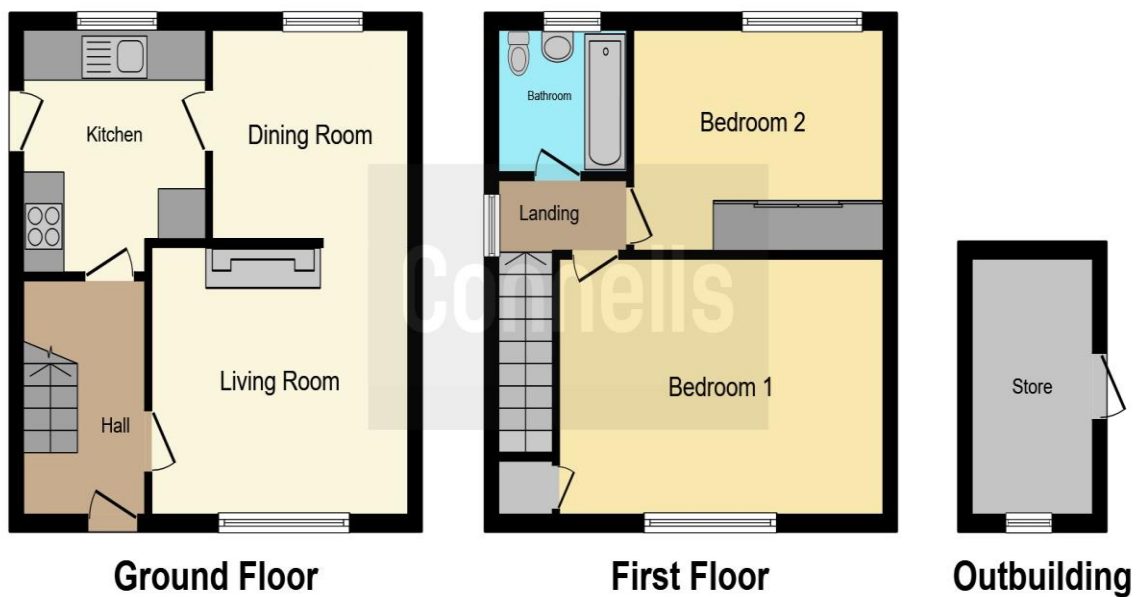
Suite comprising low-level W.C, wash hand basin, bath with integral shower over. Heated towel rail and obscure double glazed window to rear.

## Rear Garden

An attractive and well-proportioned private garden laid initially to patio and further to raised lawn. The garden also features a decking area facing the evening sun.







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Property Ref: TTN312745 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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