

for sale

£350,000



## Staplegrove Road Taunton TA1 1DQ

One large building for sale as one entity, but consisting of a one bedroom ground floor flat and a two/three bedroom first/second floor maisonette - both currently tenanted.





# Staplegrove Road Taunton TA1 1DQ

## Ground Floor

### Lounge

18' 4" max x 12' 5" max ( 5.59m max x 3.78m max )  
Window to the front aspect and access to the Kitchen.

### Kitchen

11' 9" max x 8' 2" ( 3.58m max x 2.49m )  
Window to the rear aspect, with sink/drain, gas hob with tiled splashback, gas boiler and space for appliances. with access to the rear garden

### Bedroom

18' 4" x 11' 5" ( 5.59m x 3.48m )  
Window to the front aspect in what is a large double bedroom, with a fitted wardrobe.

## Bathroom

Window to the rear aspect, bath with overhead shower, wash basin and WC.

## First Floor

### Lounge

16' 8" max x 12' 9" max ( 5.08m max x 3.89m max )  
With window to the front aspect, this is a spacious room, sat in an elevated position and therefore with privacy from passers by.

### Reception/Bedroom

8' 2" max x 11' 5" max ( 2.49m max x 3.48m max )  
A versatile room, with window to the front aspect with fitted



wardrobe. This room could easily be the third bedroom of this spacious maisonette.

## Kitchen

Overlooking the balcony, the Kitchen has a sink/drain, gas hob with tiled splashback, gas boiler and space for appliances.

## First Floor Landing

With stairs down to the Entrance Hall of this property, access to balcony and a second set of stairs to the top floor.

## Second Floor

### Bedroom One

18' 8" max x 15' 7" max ( 5.69m max x 4.75m max )

A large room with loft access, open hanging space area and windows to the front aspect.

### Bedroom Two

10' 7" x 11' 5" ( 3.23m x 3.48m )

Spacious double room with window to the front aspect.

## Bathroom

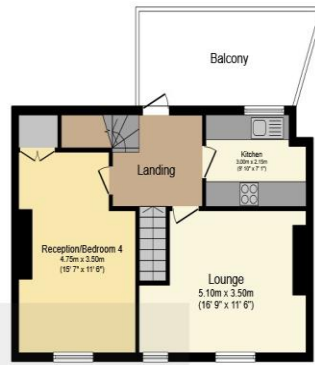
Window to the rear aspect, bath with electric shower, wash basin and WC.







**Ground Floor**



**First Floor**



**Second Floor**

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Property Ref: TTN312693 - 0007

**Tenure:** Freehold

**EPC Rating:** D

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