

for sale

£240,000



The Shoulders Taunton TA2 8QD

A smart two bedroom property that is available with **NO ONWARD CHAIN** and has **UNDERGONE RECENT HOME IMPROVEMENTS**. There is off road parking for two cars and well situated it is just a short drive from the town centre with good links to the M5.



The Shoulders Taunton TA2 8QD

Entrance Hall

Stairs to the first floor and access the Cloakroom, Kitchen and Lounge.

Cloakroom

WC, wash hand basin and radiator.

Lounge

12' 4" x 13' 6" (3.76m x 4.11m)

Door to rear garden and double glazed window to the rear aspect. radiator and under stairs cupboard.

Kitchen

6' 2" x 8' 8" (1.88m x 2.64m)

Double glazed window to the front aspect and a range of fitted wall and base units with work surface over, having inset sink/drain. There is an electric oven, gas hob, cooker hood and space for a fridge/freezer, plus space and plumbing for a washing machine. The 'Vaillant' boiler can be found in the Kitchen.

First Floor

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m)

Double glazed window to the front, radiator and wardrobe with two centre opening double doors.

Bedroom Two

6' 9" x 9' 6" (2.06m x 2.90m)

Double glazed window to the rear aspect and radiator.



Bathroom

Wash basin, WC and bath with mixer tap and shower over. Double glazed window to the rear, extractor fan and radiator.

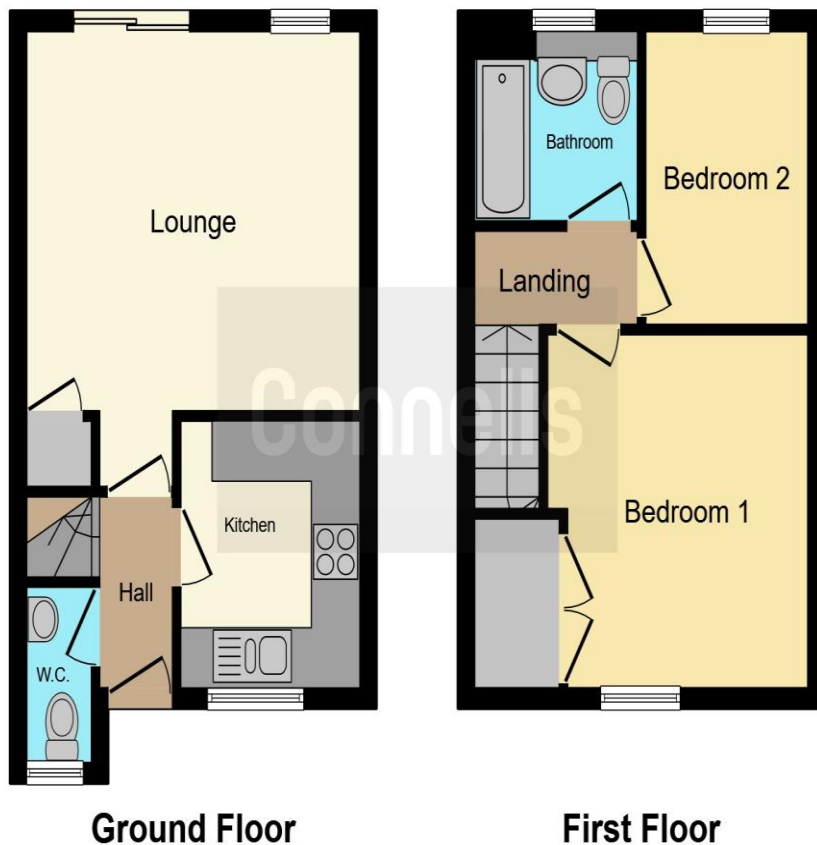
Outside

Low maintenance front garden laid to stone chippings and a low maintenance rear garden laid to decking and an area of artificial lawn. There is a gate to the rear boundary.

Parking

Parking for the property can be found to the right hand side of the terrace and is the middle of the three spaces. The parking is deep enough for two cars, one in front of the other.





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

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: TTN312683 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312683



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