

for sale

£275,000



## Baldwin Road Taunton TA1 2AJ

Situated on a NO THROUGH ROAD this end of terrace family home has been extended, therefore providing additional space for a family. There are many shops and amenities nearby and easy access to the M5.





# Baldwin Road Taunton TA1 2AJ

## Ground Floor

### Main Entrance

Doors to both gardens and into the Entrance Hall

### Entrance Hall

Radiator. Stairs to first floor.

### Lounge

12' 8" x 13' 4" to chimney breast ( 3.86m x 4.06m to chimney breast )

Gas fire, 3 x double glazed windows to the front aspect, radiator and storage space under the stairs.

### Dining Room

8' 11" x 15' 11" ( 2.72m x 4.85m )

Double glazed window to the front aspect. Radiator.

### Kitchen

8' 9" x 9' 8" ( 2.67m x 2.95m )

Double glazed window to the rear aspect, sink/drain, 'Worcester' boiler, tiled floor and door to side aspect into rear garden.

## First Floor

### Bedroom One

7' 10" x 11' 7" ( 2.39m x 3.53m )

Two double glazed windows to the front aspect. Radiator.



### **Bedroom Two**

9' 8" x 10' 9" ( 2.95m x 3.28m )

Fitted wardrobe with sliding mirrored doors, 2 x double glazed windows to the front aspect and radiator.

### **Bedroom Three**

8' x 7' 11" ( 2.44m x 2.41m )

Double glazed window to the rear aspect, radiator and fitted wardrobe.

### **Bathroom**

Bath with electric shower over, wash basin, WC and double glazed window to the rear aspect. Fully tiled walls and floor.

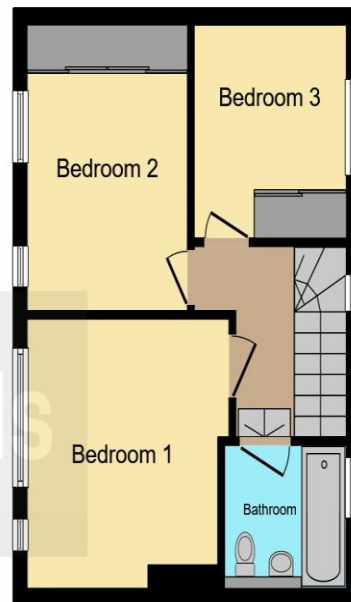
### **Outside**

Low maintenance gardens to the front and rear. A shed with electricity in the back garden.





**Ground Floor**



**First Floor**

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)

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: TTN312829 - 0003

**Tenure:** Freehold

**EPC Rating:** E

**view this property online** [connells.co.uk/Property/TTN312829](http://connells.co.uk/Property/TTN312829)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)