

for sale

offers in excess of **£240,000**



Cheddon Road Taunton TA2 7QP

This clean, tidy and well-presented **THREE BEDROOM** mid-terrace property located on the northern fringes of Taunton, boasts low maintenance rear garden, Kitchen with separate dining room, central heating and double glazing throughout.



Cheddon Road Taunton TA2 7QP

Front Door

Leading to...

Entrance Porch

Leading to...

Entrance Hall

Radiator. Stairs rising to the first floor.

Lounge

14' 3" x 10' 4" (4.34m x 3.15m)

Double glazed window to front. Gas fireplace. Radiator.

Dining Room

5' 1" x 9' 1" (1.55m x 2.77m)

Door leading out to garden. Radiator. Fan.

Kitchen

11' x 13' 10" (3.35m x 4.22m)

A range of wall and base-mounted units with rolltop work surfaces, including gas oven and hob with cookerhood over. Plumbing and recess for dishwasher.

Utility Room

Combination boiler. Washing machine, dryer unit and freezer.

Conservatory



Doors leading out to the rear garden.

First Floor Landing

Built-in airing cupboard. Loft access with ladder.

Bedroom One

11' 1" x 11' (3.38m x 3.35m)

Double glazed window to front. Ceiling fan, Radiator. Built-in wardrobes.

Bedroom Two

8' 11" x 9' 1" (2.72m x 2.77m)

Double glazed window to rear. Ceiling fan. Radiator. Built-in wardrobes.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Double glazed window to front. Built-in cupboard. Radiator.

Bathroom & W.C

Suite comprising low-level W.C, wash hand basin, bath and separate shower. Radiator. Obscure double glazed window to rear.

Rear Garden

Laid to patio slabbing, this enclosed rear garden features wooden built shed and rear pedestrian access.





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

directions to this property:

From Taunton at the Wickes roundabout proceed over the Obridge Viaduct taking the second exit onto Eastwick Road. Continue through the chicanes to the top of the road. At the mini roundabout turn left continuing along Eastwick Road. Take the right hand turning into Cheddon Road. Continue along Cheddon Road and take the right turn onto Ladymead road. Take first turn right onto St Patricks Rd and right turn straight away. Continue through the alley way on your right the property will be located on the left-hand side.

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312823 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/TTN312823



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