

for sale

£227,500



## Lockyers Field North Curry Taunton TA3 6FB

A well proportioned three bedroom property, with two allocated and off road parking spaces. The property has views over a green area that sits in the middle of this modern development, nestled in the heart of the ever popular North Curry.



# Lockyers Field North Curry Taunton TA3 6FB

## Front Door

Leading to...

## Entrance Hall

## Cloakroom

Suite comprising low-level W.C, wash hand basin and radiator.

## Lounge/Diner

14' 9" x 17' 2" ( 4.50m x 5.23m )

Double glazed window to rear. French doors leading to the garden. Two radiators.

## Kitchen

9' 3" x 12' 7" ( 2.82m x 3.84m )

Equipped with a range of wall and base-mounted units with sink and drainer, oven and gas hob with cookerhood over. Recess and plumbing for dishwasher.

## First Floor Landing

## Bedroom One

9' 4" x 14' 10" ( 2.84m x 4.52m )

Double glazed window to the front. Radiator.

## Bedroom Two

9' 8" x 12' 8" ( 2.95m x 3.86m )

Double glazed window to rear. Radiator.

## Bedroom Three



11' 6" x 7' 5" ( 3.51m x 2.26m )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low-level W.C, wash hand basin, extractor fan and heated towel rail. Obscure double glazed window to rear.

## Rear Garden

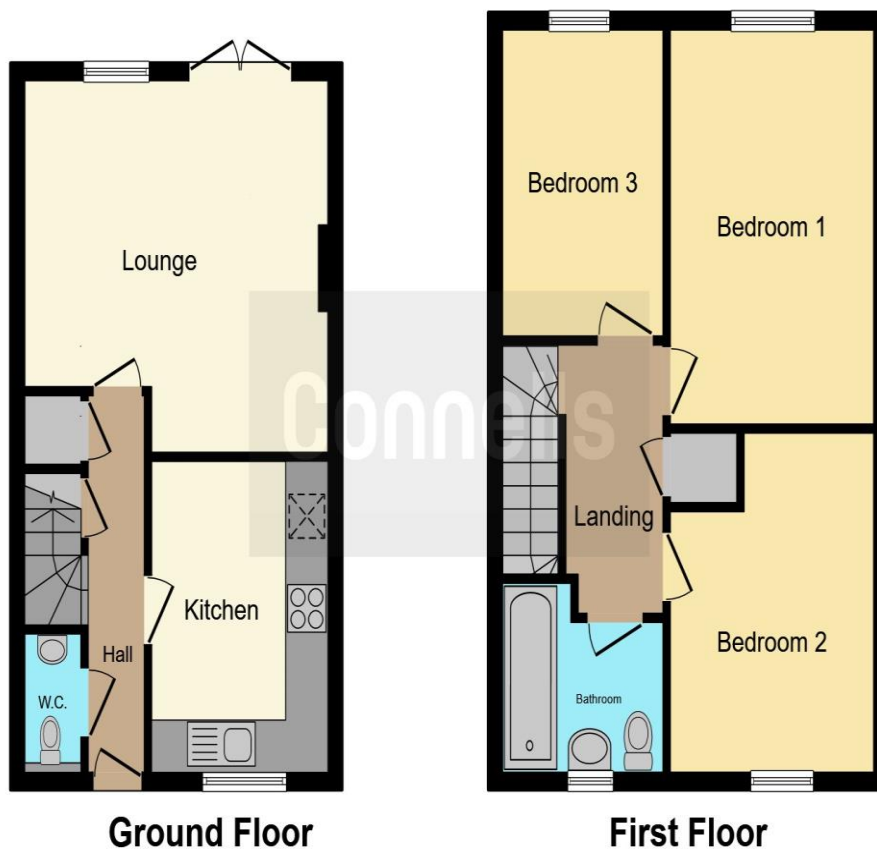
Laid mostly to lawn and patio, this is an easy to maintain south east facing rear garden.

## Agents Note

This property is offered via the popular Section 106 Discounted Open Market Scheme and £227,500 represents a 70% of market value.

Potential purchasers will need to put forward an application to Somerset Council and meet certain criteria on position and affordability. Please enquire with the agents for further information.





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Property Ref: TTN312161 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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