

for sale

£225,000



## Dowsland Way Taunton TA1 3XG

Immaculately presented two bedroom property in a sought after area, positioned on a good size plot with allocated parking. There are good levels of storage both inside and outside of the home with the addition of a conservatory/boot room for some flexible space.





# Dowsland Way Taunton TA1 3XG

## Front Door

Leading to...

## Lounge

11' 3" x 13' 5" not inc. Entrance recess ( 3.43m x 4.09m not inc. Entrance recess )

Spacious and well thought-out layout with space under the stairs and additional desk space by front door. Double glazed window to front. Radiator.

## Kitchen/Diner

9' 6" x 13' 7" ( 2.90m x 4.14m )

Equipped with a range of wall and base-mounted units with work surfaces over. Recess and plumbing for washing machine and dishwasher. Space for dining table and door to conservatory.

## Conservatory/Boot Room

6' 5" x 7' 11" ( 1.96m x 2.41m )

Space for tumble dryer beneath work surface space, Plumbing/dog shower. Door to rear garden.

## First Floor Landing

Loft access (Fully boarded with light).

## Bedroom One

9' 8" x 10' 6" ( 2.95m x 3.20m )

Double glazed window to front and storage over the stairs. Radiator.

## Bedroom Two



6' 6" x 9' 8" ( 1.98m x 2.95m )

Double glazed window to the rear and built-in cupboard housing the boiler. Radiator.

## Bathroom

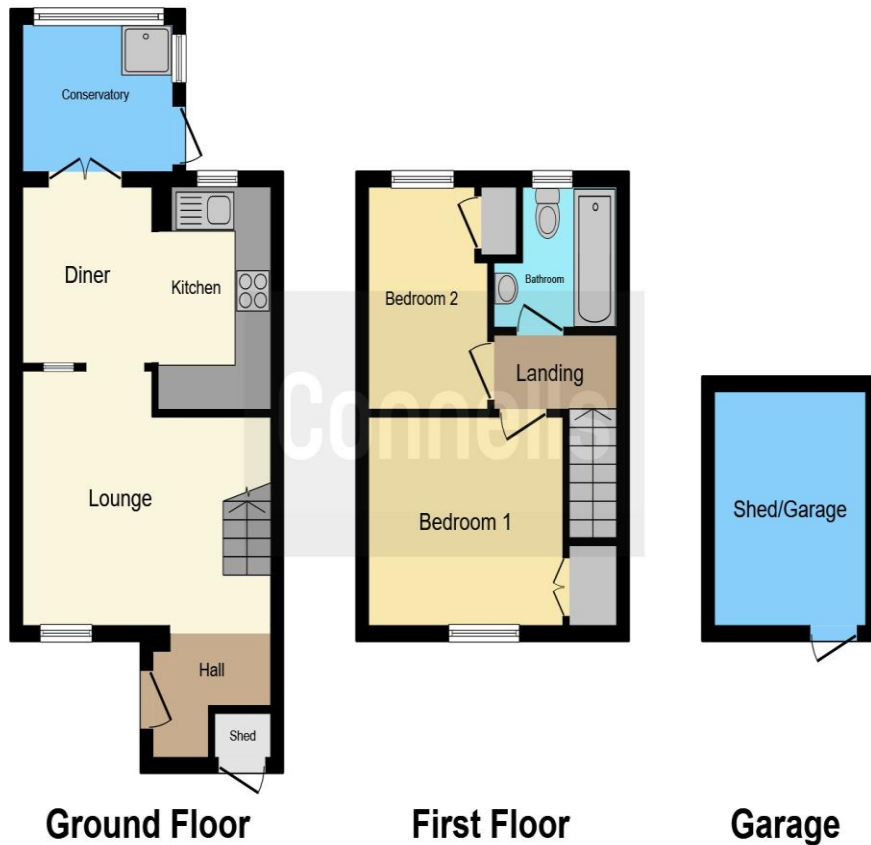
Suite comprising low-level W.C, wash hand basin with vanity unit and bath with mains shower over. Radiator and obscure double glazed window to rear.

## Garage

10' 4" x 8' 3" ( 3.15m x 2.51m )

A brick-built garage with composite front door. The garage is dry, secure and fantastic additional storage.





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Property Ref: TTN312773 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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