

for sale

offers in the region of

**£220,000**



## 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

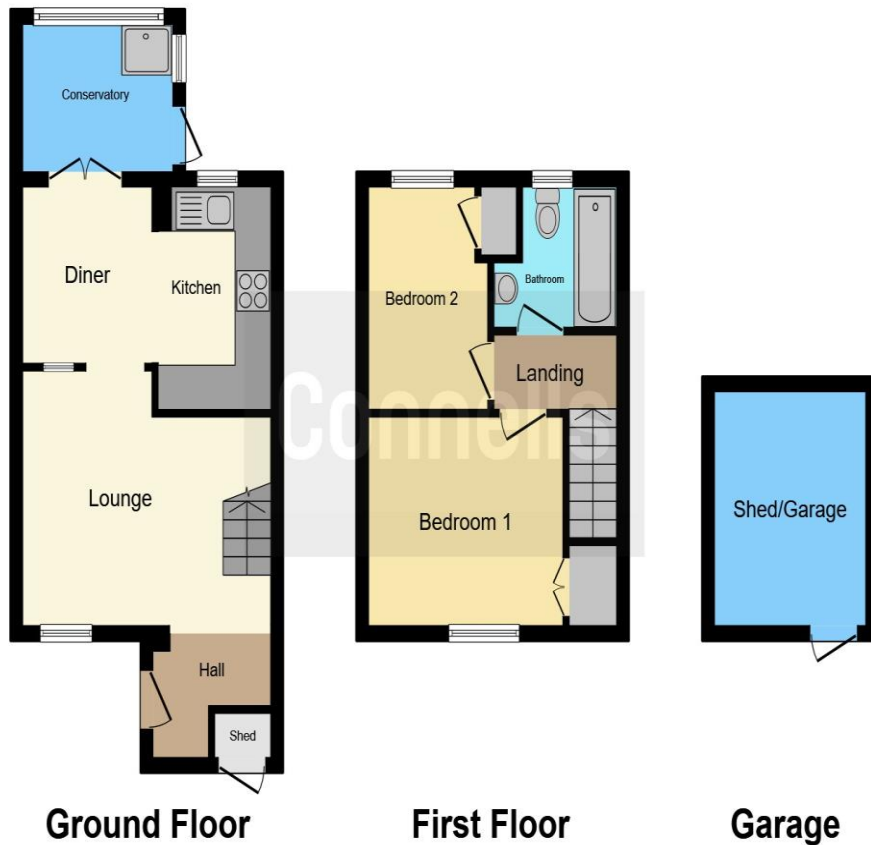
Suite comprising low-level W.C, wash hand basin with vanity unit and bath with mains shower over. Radiator and obscure double glazed window to rear.

## 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.





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: TTN312773 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/TTN312773](http://connells.co.uk/Property/TTN312773)**



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)