

for sale

£260,000



## Irvine Close Taunton TA2 6UJ

This well-presented **THREE-BEDROOM** semi-detached house offers a comfortable and spacious living environment, making it an ideal family home. Located in a sought-after area with excellent access to **TOWN CENTRE** and Taunton Station. **VIEW NOW!**





# Irvine Close Taunton TA2 6UJ

## Front Door

Leading to...

## Entrance Hall

Step through a secure double-glazed entrance door with an obscured glass panel into a welcoming hallway, complemented by a matching side window. Features include a radiator, handy space for coats and shoes, and access to the sitting room and attached garage. Stairs rise to the first floor.

## Lounge

12' 6" x 14' 2" ( 3.81m x 4.32m )

A bright and spacious lounge with a large double-glazed window to the front. Includes a radiator, TV point, a good size understairs

storage cupboard, and a door through to the dining room.

## Dining Room

15' 8" x 7' 11" ( 4.78m x 2.41m )

Accessible via door from the lounge, perfect for formal dining. The dining room also features two glazed wooden doors opening into the conservatory, a doorway into the kitchen, and a radiator.

## Kitchen

7' 5" x 18' 1" ( 2.26m x 5.51m )

Equipped with plenty of cupboard space and room for freestanding appliances. The kitchen also benefits from a rear-facing window providing plenty of natural light and pleasant views of the garden, while a convenient door offers direct access to the outdoor space.



## Conservatory

Flooded with natural light, this stunning double-glazed conservatory with stylish wood-effect flooring is a true highlight of the home. Boasting a vaulted roof and panoramic views of the garden, it offers a versatile space perfect for relaxing, dining, or entertaining. The French doors open directly onto the patio and garden, seamlessly blending indoor and outdoor living.

## First Floor Landing

Double-glazed window to the side of the property, allowing plenty of natural light, with access to loft via pull-down ladder.

## Bedroom One

9' 1" x 12' 8" ( 2.77m x 3.86m )

A spacious double bedroom overlooking the rear garden through a double-glazed window and featuring a radiator.

## Bedroom Two

10' 5" x 8' 3" ( 3.17m x 2.51m )

Another well-sized double room, ideal for children or guests. The second bedroom benefits from fitted radiator and natural light pours through a double-glazed window overlooking the front of the property.

## Bedroom Three

7' 3" x 7' ( 2.21m x 2.13m )

The third bedroom is a single room with a rear double-glazed window, making it ideal for use as a home office or child's bedroom.

## Bathroom

A good-sized bathroom with a frosted rear window which brings in natural light and benefits from a wall-mounted radiator and a thermostatic power shower.

## Rear Garden

A generously sized garden featuring a lawned area, a recently installed patio, and the added convenience of an outside tap.

## Garage

A spacious attached garage with metal up-and-over door to the front, power and lightning, wooden pedestrian side door, and a large rear-facing glazed window overlooking the garden. It also includes cupboard workshop area for tools or storage, along with a door providing direct access to the garden.

## Agents Note

Ideal for first-time buyers and investors, this property offers an attractive yield of 6.23%, making it a smart addition to any portfolio.

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit to your needs.







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Council Tax Band: C

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