

for sale

£375,000



The Shoulders Taunton TA2 8QD

Situated at the end of a cul de sac and holding a private position, this **EXTENDED** four bed **DETACHED** comes with **OFF ROAD PARKING** and a **GARAGE**. Internally there are two reception rooms and a Kitchen with open access to a large Utility Room.



The Shoulders Taunton TA2 8QD

Entrance Hall

With stairs to the first floor and radiator.

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

Double glazed bay window to the front aspect and radiator. Open access to the Dining Room.

Dining Room

12' 11" x 8' 11" (3.94m x 2.72m)

Sliding patio doors to the rear aspect and into the rear garden, radiator and door to the Entrance Hall.

Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

Double glazed window to the rear aspect, gas hob, sink/drainer and both the dish washer and fridge/freezer are integrated.

Utility Room

7' 8" x 8' 1" (2.34m x 2.46m)

Double glazed window to the rear aspect and door to the rear garden. The 'Worcester' boiler can be found to the Utility Room and there is also a large walk-in pantry, plus plumbing for washing machine.

First Floor

First Floor Landing

Access to the loft and airing cupboard. radiator.



Bedroom One

10' 1" x 13' 3" (3.07m x 4.04m)

Double glazed window to the front aspect, fitted bedroom furniture and radiator.

En Suite

Shower enclosure, WC, wash basin, extractor fan and double glazed window.

Bedroom Two

9' 2" x 9' 11" to wardrobe (2.79m x 3.02m to wardrobe)

Double glazed window to the rear. radiator.

Bedroom Three

15' 3" x 13' 8" (4.65m x 4.17m)

Two double glazed windows to the side aspect and two skylights. radiator.

Bedroom Four

6' 9" x 8' 7" (2.06m x 2.62m)

Double glazed window to the rear aspect and radiator.

Bathroom

Electric shower, WC, wash basin, extractor and and double glazed window.

Front Garden

Off road parking in front of the garage and area of lawn which is bordered with hedge to the front.

Rear Garden

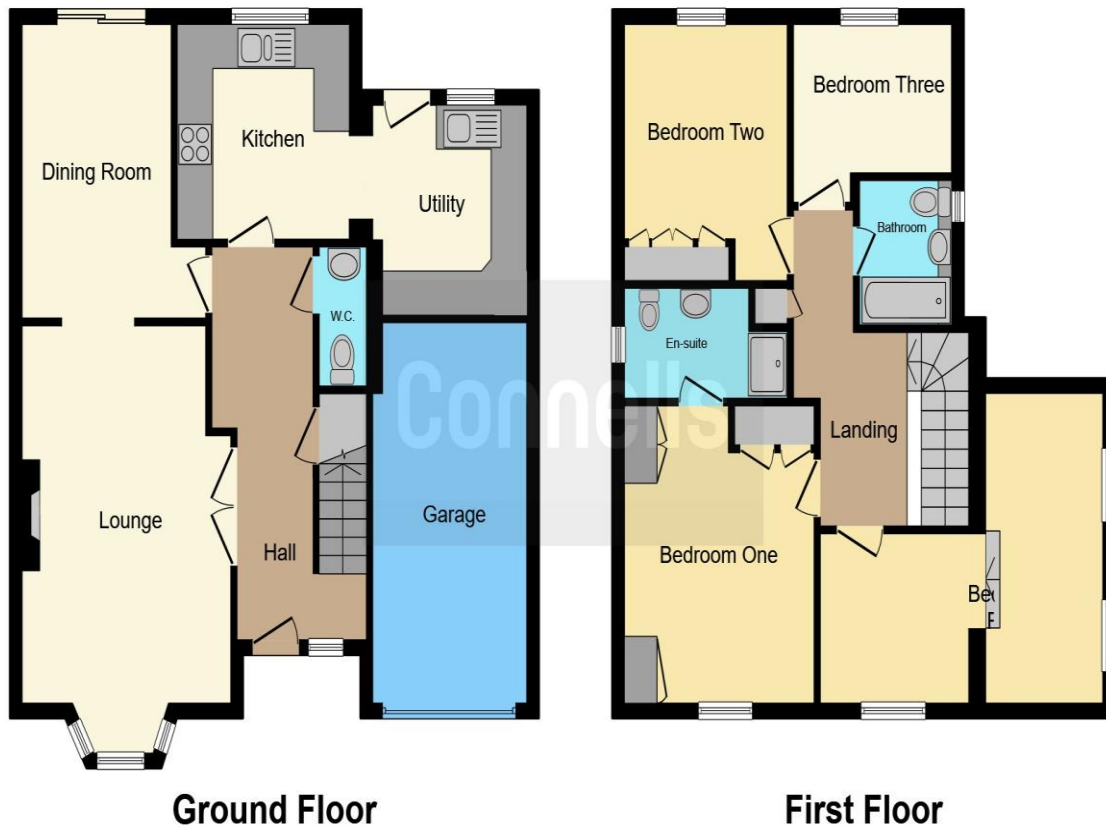
A lovely garden with a great deal of privacy being laid to an area of patio and lawn.

Parking

Driveway parking, plus garage. The garage has power and light and an up and over door to the front.

Sliding patio doors to the rear aspect and into the rear garden, radiator and door to the Kitchen.





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

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T 01823 334 433
E taunton@connells.co.uk

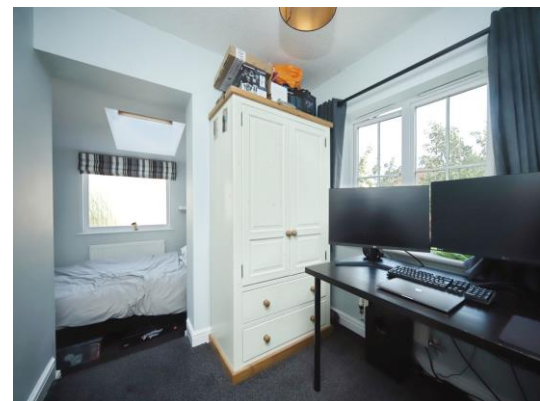
53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312874 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

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