

for sale

offers in excess of **£270,000**



Lyngford Square TAUNTON TA2 7EY

A wonderful THREE-BEDROOMED SEMI-DETACHED HOUSE with spacious accommodation, which is well presented throughout. Be quick to view!



Lyngford Square TAUNTON TA2 7EY

Front Door

Leading to...

Entrance Porch

Double glazed door leading to...

Hallway

Radiator. understairs storage cupboard with shelving. Stairs rising to first floor. Double glazed door providing access to the rear garden.

Cloak Room

Suite comprising low-level W.C with integrated wash hand basin over. Obscure double glazed window to rear. Partial tiling. Heated towel rail.

Lounge

13' 11" x 11' 4" (4.24m x 3.45m)

Double glazed window to front. Radiator. Laminate flooring with underfloor heating. Triple bi-fold doors providing an open-plan space through to the...

Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

This contemporary kitchen benefits from a range of wall and base-mounted units with stainless steel one and a half sink and drainer. splashback tiling. Five ring gas hob. Built-in double oven with microwave over. Wall-mounted combination boiler neatly housed inside one of the wall units. Double glazed window to



rear. Recessed spotlights. Radiator. Splashback tiling.

Conservatory

13' 6" x 8' 9" (4.11m x 2.67m)

A wonderful bright conservatory with double doors leading out to the rear garden. Double glazed windows. Tiled floors. Work surface with recess and plumbing for dishwasher and washing machine. Two velux windows. Recessed spotlights.

First Floor Landing

The landing itself has an open balustrade. Loft access (partial boarding, ladder and light) Double glazed window to side.

Bedroom One

10' 11" x 7' 2" Plus wardrobes (3.33m x 2.18m Plus wardrobes)

This light and bright room benefits from double glazed front aspect window, wall-length built-in wardrobes with four sliding doors, two with mirror fronts. Radiator.

Bedroom Two

9' 1" x 8' 3" Plus wardrobes (2.77m x 2.51m Plus wardrobes)

Benefiting from a double glazed rear aspect window. Built-in triple wardrobe with sliding doors, one with mirror front. Additional built-in shelving to the side. Radiator.

Bedroom Three

7' 11" x 7' 5" max, including wardrobes (2.41m x 2.26m max, including wardrobes)

Double glazed front aspect window. Radiator. Built-in wardrobe.

Bathroom

Contemporary suite comprising low-level W.C, wash hand basin with vanity cupboard and bath with shower over. Fully tiled. Shaver point. Heated towel rail. Extractor fan. Obscure double glazed window to side.

Parking

To the front of the property is space for up to two vehicle. Access to outside tap an EV charging point.

Rear Garden

Laid primarily to lawn with a raised decking area ideal for BBQs and seating. pergola. Outside tap. Providing rear gated pedestrian access.





Ground Floor

First Floor

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

directions to this property:

At the O'Bridge Roundabout head east on Priorswood Road, turning right at the One Stop shop onto Lyngford Road. Take the third left turning onto Lyngford Place and then turn right onto Lyngford Square. Follow the road around to the left and the property will be located on the left hand side.

To view this property please contact Connells on

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Property Ref: TTN312908 - 0004

Tenure:Freehold EPC Rating: E

Council Tax Band: B

view this property online connells.co.uk/Property/TTN312908



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