

for sale

£215,000



## Redlake Drive Taunton TA1 2RU

Standing proudly in the favoured BLACKBROOK area with superb access to the town centre but also conveniently located for fantastic local amenities and junction 25 of the M5 motorway. This delightful home has a great deal to offer!





# Redlake Drive Taunton TA1 2RU

## Front Door

Leading to...

## Entrance Porch

Step into the welcoming front porch, ideal for shoes and coats.

## Lounge

12' x 11' 7" ( 3.66m x 3.53m )

The generously sized lounge is neutrally decorated, providing a versatile space ready to suit any style. Stairs rise to the first floor, and there is convenient access to the kitchen. A double-glazed window to the front aspect allows for an abundance of natural light, as well as a fitted radiator.

## Kitchen

11' 11" x 8' 6" ( 3.63m x 2.59m )

The kitchen itself is equipped with a range of wall and base-mounted units including sink and drainer, integrated oven, gas hob with cooker hood over, integrated washing machine, integrated undercounter fridge, freezer and a fitted radiator. The kitchen enjoys a pleasant outlook, featuring a double-glazed window that overlooks the rear garden, perfect or natural light. A convenient door provides direct access to the garden.

## First Floor Landing

## Bedroom One

8' 5" x 11' 11" ( 2.57m x 3.63m )

A well-proportioned double bedroom with a built-in cupboard housing the boiler and additionally featuring a good size double-glazed window overlooking the front of the property and a fitted



radiator.

## Bedroom Two

8' 6" x 5' 6" ( 2.59m x 1.68m )

This second bedroom is a single with a back-aspect double glazed window and a fitted radiator underneath it. Ideal for a dressing room or a home office space.

## Bathroom

The bathroom is equipped with a generously sized shower enclosure with a rainfall thermostatic shower, white sink vanity unit, freestanding toilet, and a towel warmer. Obscure double-glazed window to rear.

## Outside

To the rear is a low-maintenance enclosed garden with a shed and a rear access to the off-road parking.

## Parking

Allocated off road parking located at the end of the terrace; to the right from the front, for two small cars.

## Agents Note

Ideal for first-time buyers and investors, this property offers an attractive yield of 6.14%, 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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**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312963 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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