

for sale

£224,000



## St. Johns Road Taunton TA1 4AZ

Situated on a no-through road and available with NO ONWARD CHAIN this three bed property boasts three well proportioned bedrooms, two reception rooms and a CONSERVATORY. There's ample space for a family with parking to match in a convenient town centre location.





# St. Johns Road Taunton TA1 4AZ

## Entrance Porch

With door into...

## Entrance Hall

Stairs to the first floor, radiator and under stairs cupboard.

## Lounge

14' 6" x 14' 9" into bay ( 4.42m x 4.50m into bay )  
Gas fire, radiator and double glazed bay window to the front aspect.

## Dining Room

11' 11" x 11' 6" ( 3.63m x 3.51m )  
Centre opening French doors into the conservatory, radiator and

open access to the kitchen.

## Kitchen

11' 10" x 6' 9" ( 3.61m x 2.06m )  
One and a half bowl sink/drain, good amount of work surface space, integrated low level fridge, space for washing machine, electric oven and hob with cooker hood over. Double glazed window to the rear aspect and door to small lobby.

## Lobby

Double glazed door to the side aspect and onto the driveway, plus access to cloakroom.

## Cloakroom





Radiator and WC. Storage space.

## First Floor

### First Floor Landing

Double glazed window to the side aspect, radiator and loft access.

### Bedroom One

10' 7" to wardrobe x 11' 8" ( 3.23m to wardrobe x 3.56m )  
Two double glazed windows to the front aspect, large fitted wardrobe and radiator.

### Bedroom Two

12' 8" x 10' 8" ( 3.86m x 3.25m )  
Built in wardrobe, plus other fitted bedroom furniture, radiator and double glazed window to the rear aspect. The 'Vaillant' boiler is situated in a small cupboard.

### Bedroom Three

8' 6" x 8' 11" ( 2.59m x 2.72m )  
Double glazed window to the front, radiator and storage space over the stairs.

## Bathroom

A large shower enclosure, wash basin, WC, heated towel rail and fully tiled walls. Double glazed windows to the side and rear aspects for plenty of ventilation.

## Outside

### Front Garden

Off road parking for two cars, plus a shared driveway which leads to the garage, where there is a third parking space.

## Rear Garden

In this westerly facing garden there is a large area of patio with side gate to the driveway, plus an area of lawn and stone chippings. There is a also a pedestrian door into the garage.

## Parking

Off road parking to the front for two cars and a further space can be found in front of the garage which has an electric up and over door and can be accessed via the shared drive.

## Garage

23' 10" x 10' 4" ( 7.26m x 3.15m )  
With power, light and an electric up and over door.

## Agents Note

The property is understood to be of 'Woolaway' non-standard construction.





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)

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Property Ref: TTN312991 - 0014

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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