

for sale

£290,000



## Sweeting Close Creech St. Michael Taunton TA3 5FB

Standing proudly within a FAVOURED VILLAGE of Creech St Michael, with immediate proximity of AWARD WINNING schools, also with ease of access to the M5 MOTORWAY. This semi-detached family home has much to admire. An early viewing is strongly RECOMMENDED.





# Sweeting Close Creech St. Michael Taunton TA3 5FB

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Front Door

Leading to...

## Entrance Hall

Radiator. Recessed understairs cupboard.

## Cloakroom

Low-level WC, pedestal wash hand basin with mixer tap.

Radiator. Partial tiling. extractor fan.

## Lounge/Diner

16' 4" x 12' 6" ( 4.98m x 3.81m )

Double glazed windows and double doors to rear, leading to outside. Radiators.

## Kitchen

10' 8" x 9' 5" ( 3.25m x 2.87m )

Double glazed window to front. Radiator. The wall-mounted boiler is neatly housed within one of the wall units. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a one and a half bowl sink and drainer with mixer tap. Integrated electric oven and hob, with splashback and cooker hood over. Tiled floor. Recesses include plumbing for an automatic washing machine and dishwasher.



## First Floor Landing

Attic hatch. Radiator. Overstairs cupboard.

## Main Bedroom

13' 9" x 9' ( 4.19m x 2.74m )

Double glazed window to front. Radiator.

## Bedroom Two

14' 4" x 9' 1" ( 4.37m x 2.77m )

Double glazed window to rear. Radiator.

## Bedroom Three

9' 5" x 7' ( 2.87m x 2.13m )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap, bath with shower panel, mixer tap and shower attachment over. Obscure double glazed door to rear. Partial tiling. Radiator.

## Rear Garden

A generous garden laid initially to patio and further laid to lawn. Two storage sheds. Side pedestrian access.

## Parking

Two allocated parking spaces to the front of the property.







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)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

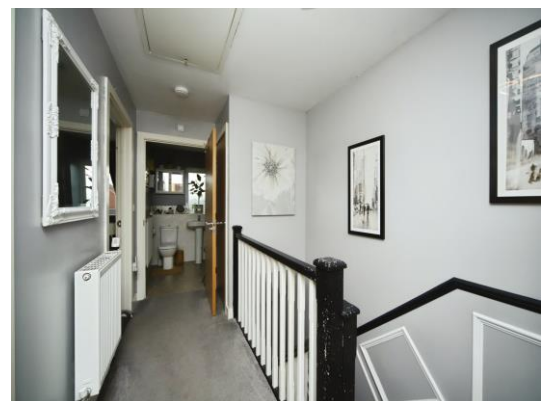
53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313166 - 0007

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**view this property online [connells.co.uk/Property/TTN313166](http://connells.co.uk/Property/TTN313166)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)