

for sale

£220,000



Wilfred Road TAUNTON TA1 1TB

A comfortable Edwardian style BAY FRONTED home on the edge of Taunton's vibrant country TOWN CENTRE with extended accommodation to the ground floor and the further advantage of an ATTIC ROOM. An early viewing comes recommended.



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Front Door

Leading to...

Entrance Hall

Radiator. Stairs rise to the first floor.

Lounge

12' 5" into bay x 11' max (3.78m into bay x 3.35m max)
Double glazed bay window to front. Radiator. Feature fireplace.
Door through to the...

Dining Room

12' 1" x 11' 4" max plus cupboard (3.68m x 3.45m max plus cupboard)

Radiator. Recessed cupboard. Open plan window and doorway through to the...

Kitchen / Diner

14' 2" x 9' max plus recess (4.32m x 2.74m max plus recess)
Equipped with a range of wall and base-mounted units with work surfaces including a breakfast bar with seating for four people. Integrated electric oven and grill with hob and cooker hood over. One and a half bowl sink and drainer with mixer tap. further recesses provide space and plumbing for an automatic washing machine and dishwasher. Part tiling. Double glazed double doors open to outside. Door through to the...

Cloak Room

Suite comprising low-level WC.



Main Bedroom

14' 3" into wardrobe x 10' 3" max (4.34m into wardrobe x 3.12m max)

Double glazed window to front. Radiator. Built-in double wardrobes with overhead storage. Further built-in cupboard housing the boiler.

Bedroom Two

8' 6" into wardrobe x 6' 1" (2.59m into wardrobe x 1.85m)

Double glazed window to rear. Recessed wardrobe with overhead storage. Radiator.

Nursery Room

6' 1" x 8' 6" max (1.85m x 2.59m max)

Radiator.

Bathroom

Suite comprising low-level WC, bath with mixer tap, shower panel and wall-mounted electric shower over. Vanity surface with sink and mixer tap. A suite of cupboards. Heated towel rail. Extractor fan.

Second Floor

Single glazed window to rear.

Attic Room

13' 1" max x 10' max (3.99m max x 3.05m max)

Divided into two rooms via a stud wall and a double glazed 'velux-style' window to rear.

Garden

An enclosed low maintenance courtyard style garden.





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

To view this property please contact Connells on

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Property Ref: TTN313229 - 0012

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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