

for sale

£190,000



Lyngford Square Taunton TA2 7EZ

This SPACIOUS two bedroom semi-detached house on the north side of Taunton is being sold with NO ONWARD CHAIN and is ideal for First time buyers and buy to let investors. Call now to arrange a viewing.



Lyngford Square Taunton TA2 7EZ

Covered Lean To

Double Glazed door to front and rear and steps to:

Entrance Hall

Double glazed side aspect window, Radiator. Understairs storage cupboard. Tiled Floor and doors to:

Dining Room

12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed side aspect window. Two radiators. Two built in storage cupboards and arch to:

Lounge

13' 4" x 12' 5" (4.06m x 3.78m)

Double glazed rear aspect window. Two radiators.

Kitchen

11' 1" x 8' 4" (3.38m x 2.54m)

Double glazed window to front. Neutral fitted kitchen to include a selection of wall and base level units with work surfaces over and integrated one bowl stainless steel sink and drainer. Integrated oven and microwave and Gas hob with hood over. Space and plumbing for washing machine and space for fridge freezer. Splash back tiling.

Cloakroom

Double glazed front aspect window. Low level WC. Wash hand basin. Radiator.



Landing

Double glazed side aspect window. Built in storage cupboard. Loft access. Doors to:

Bedroom One

11' 5" plus wardrobes x 11' 2" narrowing to 7ft 4 mm (3.48m plus wardrobes x 3.40m narrowing to 7ft 4 mm)

Double glazed rear aspect window. Two double and one single integrated wardrobes. Over bed storage cupboards. Radiator.

Bedroom Two

11' 1" x 7' 2" (3.38m x 2.18m)

Double glazed front aspect window. Radiator.

Bathroom

Suite comprising bath with shower over. Low level WC. Pedestal wash hand basin. Part tiling. Double glazed front aspect window.

Garden

Private rear garden with fence surround, raised patio area with steps down to low maintenance garden. Selection of shrubs and Pear tree. Side path leading to the covered lean to.

Parking

Off road parking to the front of the property for two vehicles,

Front Garden

With fence surround the garden is laid to pavers for ease of maintenance with gates to front.





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 left onto Lyngford Square. Follow the road around and the property will be located on the left hand side.

To view this property please contact Connells on

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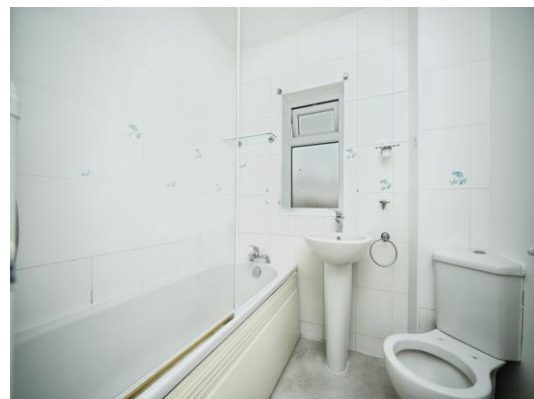
53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313048 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313048



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