

for sale

£270,000



## Severn Drive Taunton TA1 2PN

Situated in the favoured BOUNDARY PARK development with ease of access to the COUNTY TOWN centre and the M5 motorway this modern-style END TERRACED FAMILY HOME benefits from a rental yield of 5.6% and would equally suit a first-time buyer. An early viewing is advisable.





# Severn Drive Taunton TA1 2PN

## Front Door

Leading to...

## Entrance Hall

Radiator.

## Cloak Room

Suite comprising low-level WC, wash hand basin. Radiator. Obscure double glazed window to front.

## Lounge

Double glazed patio doors to rear. Radiators.

## Dining Room

Double glazed window to rear. Radiator.

## Kitchen

Double glazed window to rear with an obscure double glazed door to rear providing access to the rear garden. Radiator., 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 with gas hob and cookerhood over. Recess and plumbing for an automatic washing machine. Partial tiling. The wall-mounted boiler is neatly housed inside of the wall units.



## First Floor Landing

Attic hatch. Radiator. Recessed cupboard. Double glazed window to front.

## Main Bedroom

Double glazed window to rear. Radiator. Triple built-in wardrobe.

## En Suite Shower Room

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Splashback tiles. Corner shower cubicle. Radiator. Shaver point and extractor fan.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobe.

## Bedroom Three

Double glazed window to front. Radiator.

## Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Splashback tiles. Obscure double glazed window to side. Bath with mixer tap and shower attachment over. Shaver point. Extractor fan and partial tiling.

## Rear Garden

Predominantly laid to patio and lawn with gated side pedestrian access and personal access into the....

## Garage

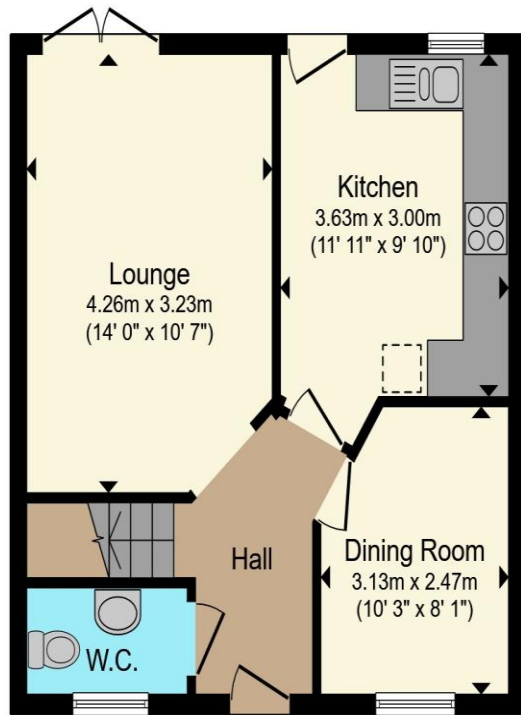
A pitched roof garage with roll-up door, power and light.

## Parking

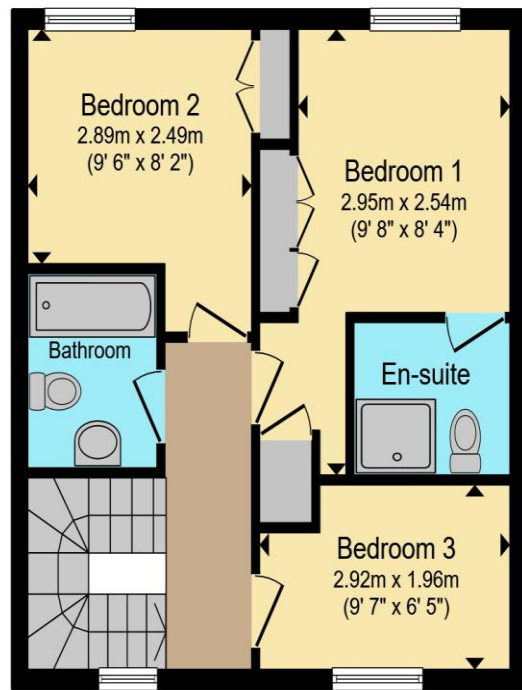
Located in front of the garage with parking for one car.







**Ground Floor**



**First Floor**

Total floor area 85.9 m<sup>2</sup> (925 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313311 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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