

for sale

£225,000



## Coleridge Crescent Taunton TA1 2HS

This comfortable **THREE-BEDROOM** semi-detached family home offers a spacious living environment and is **FAVOURABLY** located in a sought-after area close to Taunton's town centre, and M5 Motorway. A viewing is **RECOMMENDED**.





# Coleridge Crescent Taunton TA1 2HS

## Front Door

Leading to...

## Entrance Hall

Upon entering you're welcomed by a spacious hallway which offers a potential for a downstairs WC conversion.

## Lounge

Spacious, bright, and airy, featuring a charming electric fireplace and ample natural light.

## Dining Room

Accessible via double doors from the lounge, perfect for formal dining. The dining room also features a rear-facing window with views of the garden.

## Kitchen

Equipped with plenty of cupboard space and room for freestanding appliances. The kitchen also benefits from a rear-facing window looking out to the garden, providing natural lights.

## Utility Room

Offers additional storage, power outlets, and side access to the rear garden.

## First Floor





This property is of BISF (non-standard) construction.

## Bedroom One

A spacious double room with built-in storage. The master bedroom features a generously sized front-facing window, allowing an abundance of natural light to fill the room, and a centrally positioned radiator.

## Bedroom Two

Another well-sized double room, ideal for children or guests. The second bedroom benefits from fitted radiator and natural light pours into the second bedroom through a window overlooking the garden.

## Bedroom Three

The third bedroom is a single room with a front-aspect window offering natural light, making it ideal for use as a home office or child's bedroom.

## Bathroom

A good-sized bathroom with a frosted rear window which brings in natural light and also benefits from a wall-mounted radiator.

## Rear Garden

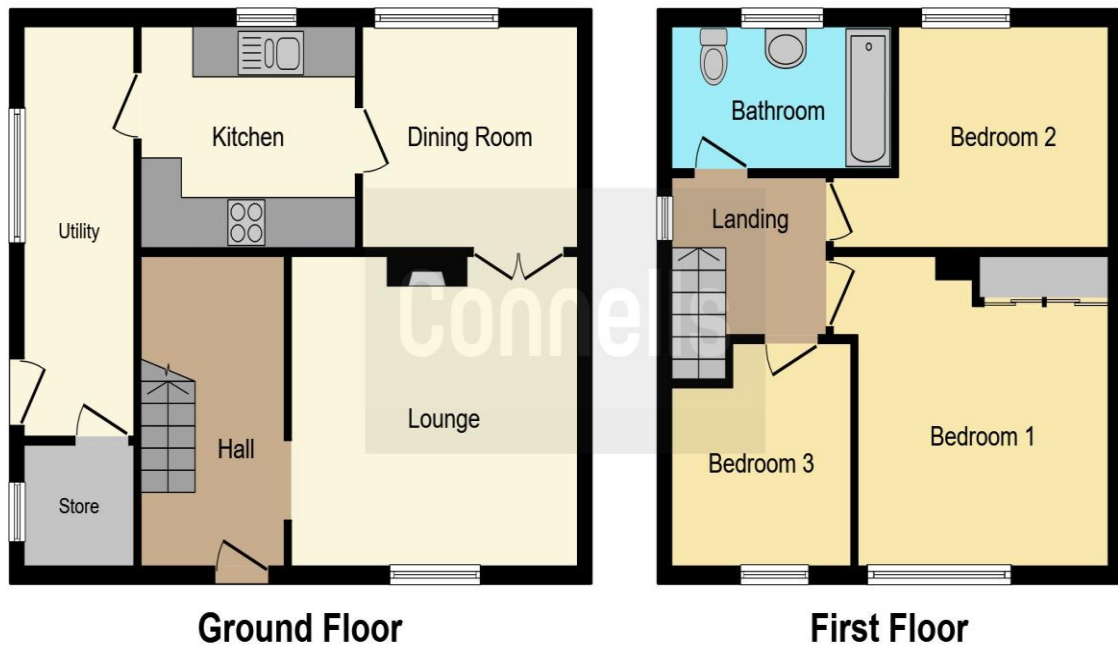
A generously sized east facing garden with a slightly tiered patio which has steps onto the lawned garden. The garden also benefits from recently installed fencing.

## Parking

On-road parking available on a first-come, first-served basis.

## Agents Note





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: TTN313321 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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