

for sale

£425,000



## Waterleaze Taunton TA2 8PX

A fabulous DETACHED family home, which has been fastidiously maintained by the current owner and enjoys an exciting array of FLEXIBLE ACCOMODATION throughout for everyone to enjoy. The property stands proudly in the favoured Maidenbrook Farm development and comes highly RECOMMENDED.



# Waterleaze Taunton TA2 8PX

## Front Door

Leading to...

## Entrance Hall

Radiator. Built-in understairs cupboard.

## Cloakroom

Comprising low-level WC, pedestal wash hand basin with mixer tap. Obscure double glazed window to front. Radiator.

## Living Room

Double glazed windows to front. Radiators. French doors open

into the dining room. Full length double glazed windows and double doors through to the conservatory. Feature fireplace with gas living flame.

## Sitting Room

Full length windows and double doors to rear opening onto the patio.

## Kitchen

Double glazed windows to rear and double glazed door providing access to outside. Radiator. Partial tiling. Integrated appliances include a fridgefreezer and dishwasher. Recess and plumbing for an automatic washing machine. Further recess for a range-style cooker with cookerhood over. One and a half bowl sink and drainer with mixer tap.



## Study

Double glazed window to front. Radiator.

## Conservatory

A superb addition to the property, this pitched-roof double glazed construction enjoys ambient views onto the garden. Tiled flooring. Double doors provide access onto the garden.

## First Floor Landing

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

## Main Bedroom

Double glazed windows to rear. Radiator. Double and triple recessed wardrobes

## Ensuite Shower Room

Suite comprising low-level WC, pedestal wash hand basin. Splashback tiles. Corner shower cubicle. Obscure double glazed window to front. Radiator. Extractor fan.

## Bedroom Two

Double glazed windows to front. Radiator. Double built-in wardrobe.

## Ensuite Shower Room

Suite comprising low-level WC, pedestal wash hand basin. Corner shower cubicle. Obscure double glazed window to rear. Radiator. Extractor fan.

## Bedroom Three

Double glazed windows to front. Radiator. Recessed double wardrobe.

## Bedroom Four

Double glazed windows to front. Radiator.

## Bathroom

Suite comprising low-level WC, bath with shower over. Wash hand basin with vanity cupboard. Obscure double glazed window to side. Radiator. Extractor fan. Partial tiling.

## Rear Garden

An enclosed family garden laid to patio and lawn, with additional areas laid to stone chippings. The garden offers a high degree of privacy and is also enhanced by a selection of small trees, water tap, water-butt and security light.

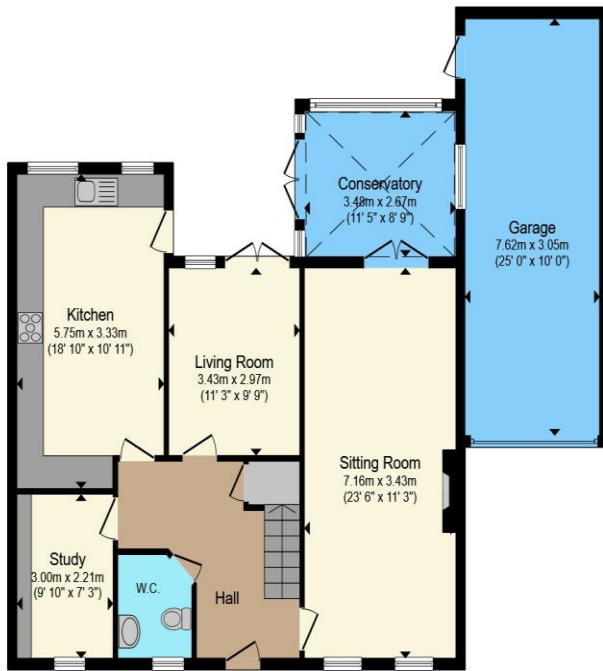
## Tandem Garage

Located alongside the property with electric rollup door.

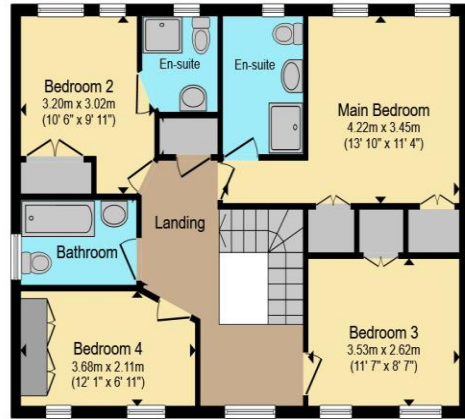
## Parking

Tandem parking in front of the garage for a two cars.





**Ground Floor**



**First Floor**

Total floor area 181.6 m<sup>2</sup> (1,955 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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Property Ref: TTN313361 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: F

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