

for sale

offers in the region of **£280,000**



Galmington Close Taunton TA1 5NR

Located at the end of a popular cul-de-sac and commanding an **ELEVATED POSITION** with wonderful far-reaching views this wonderful mid-terraced home resides in the favoured **CASTLE SCHOOL** catchment area and provides immediate access to **MUSGROVE PARK HOSPITAL**.



Galmington Close Taunton TA1 5NR

Front Door

Leading to...

Entrance Lobby

Radiator. Stairs rise to the first floor. Doorway through to the...

Lounge

14' 3" max x 13' 7" max (4.34m max x 4.14m max)
Double glazed window to front. Radiator. Feature fireplace.
Doorway through to the...

Kitchen / Diner

16' 9" x 9' 8" Plus recess (5.11m x 2.95m Plus recess)
16' 9" x 9' 8" Plus recess (5.11m x 2.95m Plus recess)

Double glazed window to rear and double glazed sliding doors through to the conservatory. 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 and grill with gas hob, splashback and cooker hood over. Partial tiling. Breakfast bar with seating for two people. Integrated dishwasher. Recess and plumbing for an automatic washing machine. Further recess for a freestanding fridge/freezer. Inset lighting.

Cloak Room

Suite comprising low-level WC, wash hand basin with mixer tap and splashback tiles. Extractor fan.

Conservatory

14' 11" x 7' 11" (4.55m x 2.41m)
A lean-to, double glazed construction with brick base. Sliding



patio doors open to outside. Tiled flooring.

Firs Floor Landing

Attic hatch.

Main Bedroom

13' 8" x 10' (4.17m x 3.05m)
Double glazed window to front.

Bedroom Two

9' 6" plus wardrobe x 9' 5" (2.90m plus wardrobe x 2.87m)
Double glazed window to rear. Radiator. Recessed double wardrobe and cupboard.

Bedroom Three

10' 8" max x 6' 5" max (3.25m max x 1.96m max)
Double glazed window to front. Radiator. Overstairs built-in cupboard.

Bathroom

Suite comprising low-level WC, wash hand basin with mixer tap and vanity cupboard. Bath with mixer tap, shower panel and shower attachment over. Tiled walls. Obscure double glazed window to rear. Heated towel rail.

Rear Garden

An enclosed garden laid primarily to patio and further laid to lawn with a shrub border. Wooden storage shed. Gated rear pedestrian access, with walkway to the rank of garages.

Garage

Located in a rank furthest away from the property. Up-and-over door.

Parking

Driveway to the front of the property for one car.





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

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN310486 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/TTN310486



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk