



BALFOUR TERRACE

Taunton, TAI 1AG

Price **£395,000**

Tamlyns

PROPERTY DESCRIPTION

An impressive three storey townhouse offering spacious and versatile accommodation, enjoying a convenient, yet tucked away situation, within this ever popular and accessible area of Taunton. EPC B

Situation

The property sits within Roughmoor Close, a quiet cul-de-sac, within walking distance of French Weir Park, The Castle School* and Taunton's town centre. There are also footpaths which will take one farther afield, including to Taunton's mainline railway station.

Local Authority

Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

One of only four, this stylish property was constructed approximately fourteen years ago by Cavanna Homes Limited and provides accommodation that is both spacious and flexible. The ground floor offers a hall, with storage cupboard, study/second reception room, cloakroom and kitchen/dining room. The kitchen is of good proportions, providing plenty of space for food preparation, dining and entertaining, with a utility room at the rear. There are double doors that lead from here out into the rear garden.

On the first floor, the landing provides access to a good size living room, which features a Juliette balcony, as well as to the main bedroom, which has an en-suite shower room. On the second floor, there are three further double bedrooms and the main family bathroom.

Outside, is an attractive, well-stocked and cared for, rear garden, providing areas of lawn, patio and flower beds. There is a pedestrian gate to the rear, leading to a pathway in turn providing access to the garage and parking area. The garage has power and is fitted with an EV charging point.

The property sits within Roughmoor Close, a quiet cul-de-sac, within walking distance of French Weir Park, The Castle School* and Taunton's town centre. There are also footpaths which will take one farther afield, including to Taunton's mainline railway station.

*Within the catchment area of this highly regarded State School.

Directions

From the town centre, head north over the river and onto Bridge Street. At the second set of traffic lights, take the left lane onto Staplegrove Road and follow, taking the fourth turning on the left into Richmond Road. Roughmoor Close is the third turning on the left, where the property will be found on the left.

Entrance Hall

15'7" x 6'7" (4.76 x 2.01)
Max. Including stairs.

Kitchen/Dining Room

19'3" x 11'11" (5.88 x 3.65)
Including units.

Study

12'5" x 9'9" (3.80 x 2.98)

Cloakroom

8'7" x 5'6" (2.62 x 1.68)

First Floor Landing

15'7" x 6'6" (4.76 x 2.0)
Including stairs.

Living Room

19'4" x 11'11" (5.91 x 3.64)

Main Bedroom

15'7" x 12'5" (4.75 x 3.80)
Including en-suite.

En-Suite

Second Floor Landing

12'9" x 3'3" (3.90 x 1.01)

Bedroom Two

15'10" x 8'6" (4.84 x 2.60)

Bedroom Three

11'11" x 10'1" (3.64 x 3.08)

Bedroom Four

11'10" x 8'9" (3.63 x 2.69)

PROPERTY DESCRIPTION

Bathroom

6'9" × 5'6" (2.07 × 1.69)

Material Information

Tenure. Freehold.

Services. Electricity, water, drainage, gas, telephone and fibre broadband.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

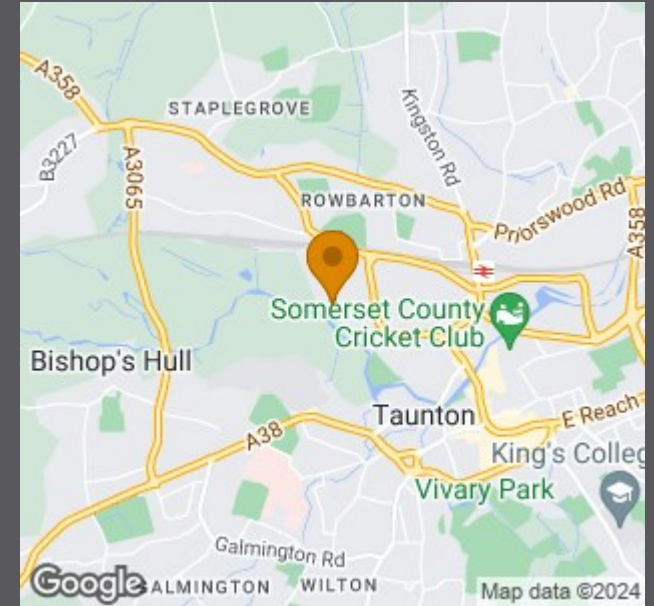
flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

