



Mitre Court
Taunton, TA1 3ER

Price £189,950

Tamlyns

PROPERTY DESCRIPTION

A modern, two bedroom End terrace home, situated just a short distance from Taunton town centre. With a gas fired central heating system, double glazing, conservatory, and an enclosed rear garden this property is offered to the market with no onward chain.

EPC: C

Local Authority

Somerset West & Taunton Council Tax Band: B

EPC Rating: C

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

Entrance Hall

Lounge/Diner

15'5" x 12'4" (4.71m x 3.78m)

Kitchen

9'0" x 5'10" (2.75m x 1.78m)

Downstairs Toilet

5'8" x 3'2" (1.74m x 0.98m)

Bedroom One

12'4" x 9'0" (3.78m x 2.75m)

Bedroom Two

12'4" x 8'7" (3.78m x 2.64m)

Bathroom

5'6" x 5'7" (1.69m x 1.72m)

Conservatory

11'3" x 9'6" (3.44m x 2.92m)

Material Information

Services. Electricity, gas, water and sewerage.

Tenure. Freehold.

Tax band: B

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

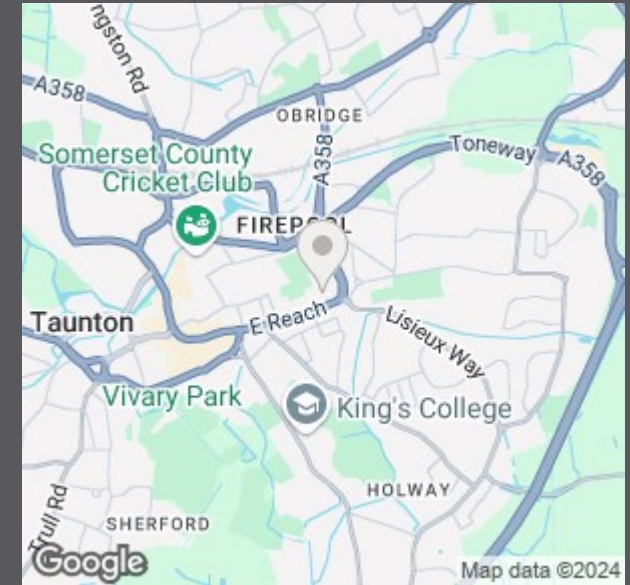
The property has not flooded within the last five years. For more information, please see:

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

Situation

The property is situated near two parklands and is only a short walk to Taunton town centre. Taunton is a thriving market town which has much to offer by means of shops, restaurants, and the train station. London to Paddington in under 2 hours. The M5 & A303 is within easy commuting distance for both Bristol and Exeter.

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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.

