



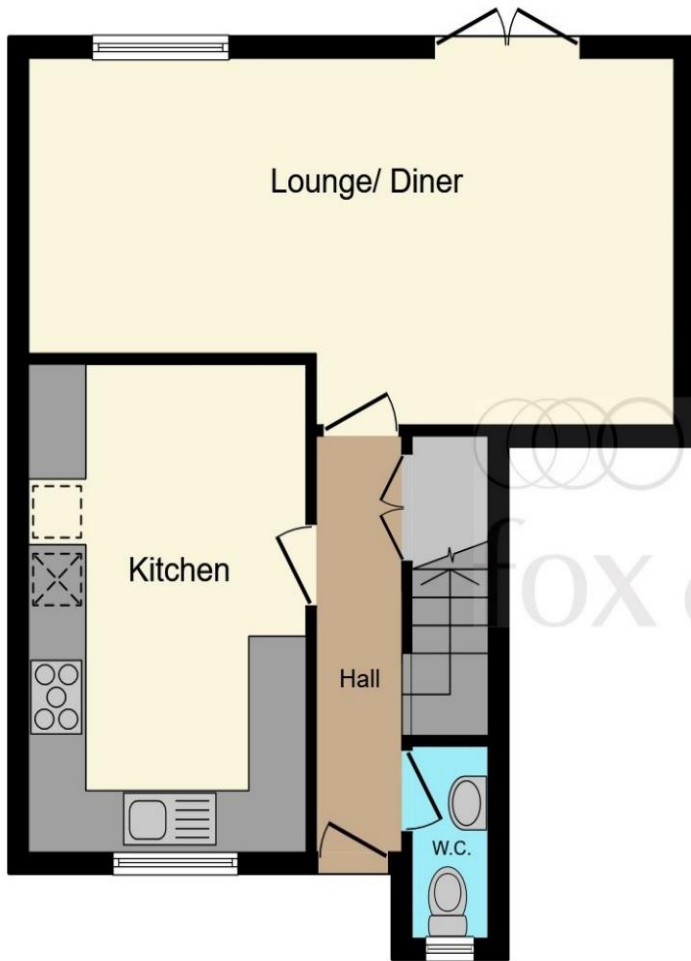
Bilberry Grove, Taunton TA1 3XN

welcome to

Bilberry Grove, Taunton

Fox and Sons are delighted to bring to the market this four bedroom detached home in the desirable Blackbrook area. The property is located in a cul-de-sac so nice and quiet yet still within walking distance of your local amenities and schools. Call now to book a viewing!





Ground Floor

Total floor area 88.6 sq.m. (954 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



First Floor

Entrance Hall

Cloakroom

Lounge/ Diner

21' 10" Max x 12' Max (6.65m Max x 3.66m Max)

Kitchen

15' 4" x 8' 8" (4.67m x 2.64m)

Landing

Bedroom 1

11' 6" Max x 11' Max (3.51m Max x 3.35m Max)

Bedroom 2

10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom 3

9' 6" Max x 7' 5" Max (2.90m Max x 2.26m Max)

Bedroom 4

8' x 6' 11" (2.44m x 2.11m)

Bathroom

welcome to

Bilberry Grove, Taunton

- Cul De Sac Location
- Four bedroom detached home
- Integral garage and ample off road parking
- Landscaped rear garden.
- Walking distance to local school and amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108053



Property Ref:
TAU108053 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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