



The Grove, Henlade Taunton TA3 5HY

welcome to

The Grove, Henlade Taunton

Fox and Sons are delighted to be bringing to the market this two bedroom detached bungalow on a fantastic plot. The property comes to the market with NO CHAIN and is very well positioned. WE anticipate a large level interest on the desirable bungalow so call now to book a viewing!





Entrance Hall

Lounge/ Diner

15' 4" x 11' 10" (4.67m x 3.61m)

Kitchen

13' 7" Max x 9' 8" Max (4.14m Max x 2.95m Max)

Bedroom 1

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom 2

10' 8" Max x 9' 5" Max (3.25m Max x 2.87m Max)

Bathroom

Loft

Garage

20' 5" Max x 9' Max (6.22m Max x 2.74m Max)

Front Garden

Rear And Side Garden

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

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- NO CHAIN!!!
- HUGE PLOT - HUGE POTENTIAL TO EXTEND (Subject to Planning)
- Solar Panels on Roof - Generate approx £400 pcy income
- Two Separate Driveways & Integral Garage
- Council Tax Band D

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108070



Property Ref:
TAU108070 - 0006

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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