



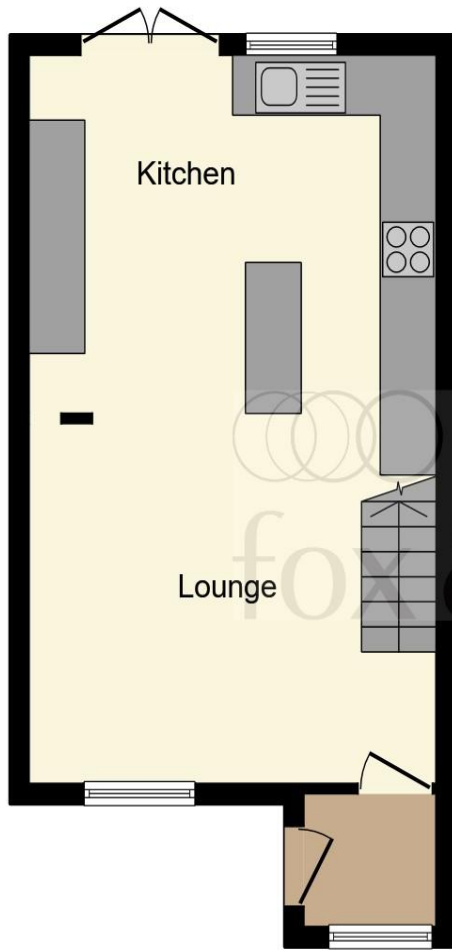
Luttrell Close, Taunton TA2 8SA

welcome to

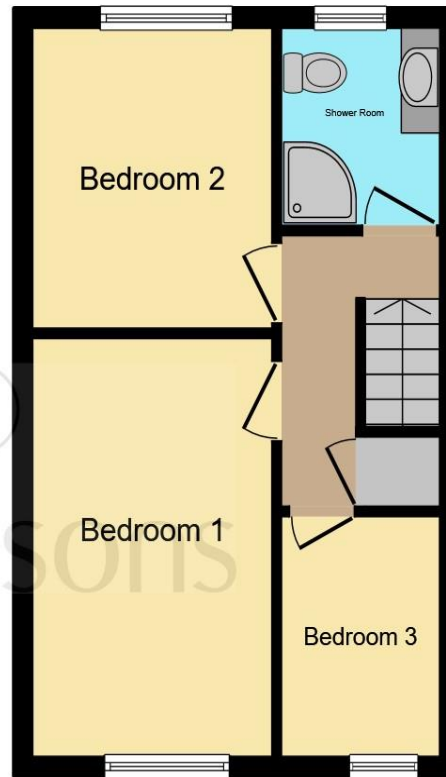
Luttrell Close, Taunton

Fox and Sons are delighted to bring to the market this stunning open plan living property in a quiet and desirable location of Taunton. Situated on a larger than average plot with ample parking and in a quiet cul-de-sac we anticipate a high level of interest.





Ground Floor



First Floor

Total floor area 65.7 m² (707 sq.ft.) approx

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

Entrance Porch

Kitchen/ Diner/ Lounge

23' 8" Max x 14' 4" Max (7.21m Max x 4.37m Max)

Landing

Bedroom 1

13' 7" Max x 8' 1" Max (4.14m Max x 2.46m Max)

Bedroom 2

9' 8" Max x 8' 2" Max (2.95m Max x 2.49m Max)

Bedroom 3

7' 9" Max x 5' 10" Max (2.36m Max x 1.78m Max)

Bathroom

Loft Space

Parking

Front Garden

Rear Garden

welcome to

Luttrell Close, Taunton

- Stunning Open Plan Living
- Quiet Cul-De-Sac Location
- Larger than average plot - Secluded Gardens
- Driveway Parking
- Council Tax Band - C

Tenure: Freehold EPC Rating: C

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108158



Property Ref:
TAU108158 - 0007

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.


fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk