



Orchard Close, Trull Taunton TA3 7JN

welcome to

Orchard Close, Trull Taunton

Fox & Son's Taunton are pleased to bring to the market this three-bedroom, link-detached bungalow in the heart of Trull, Taunton. In need of renovation throughout, this bungalow is a renovator's dream situated on a spacious plot with huge potential!





Entrance Hall

Lounge

24' 5" Max x 21' 7" Max (7.44m Max x 6.58m Max)

Kitchen/Diner

24' 6" Max x 9' 5" Max (7.47m Max x 2.87m Max)

Utility Room

9' 6" Max x 5' 5" Max (2.90m Max x 1.65m Max)

Bedroom 1

17' 11" Max x 12' 5" Max (5.46m Max x 3.78m Max)

Bedroom 2

11' 3" Max x 8' 10" Max (3.43m Max x 2.69m Max)

Bedroom 3

9' 11" Max x 8' 10" Max (3.02m Max x 2.69m Max)

Ensuite Bathroom

Family Bathroom

Front Garden

Rear Garden

Garage

18' 10" Max x 8' 11" Max (5.74m Max x 2.72m Max)

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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Orchard Close, Trull Taunton

- NO CHAIN!
- Desirable Location
- Sizeable Plot
- Parking for 3/4 Vehicles
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108188



Property Ref:
TAU108188 - 0010

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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