



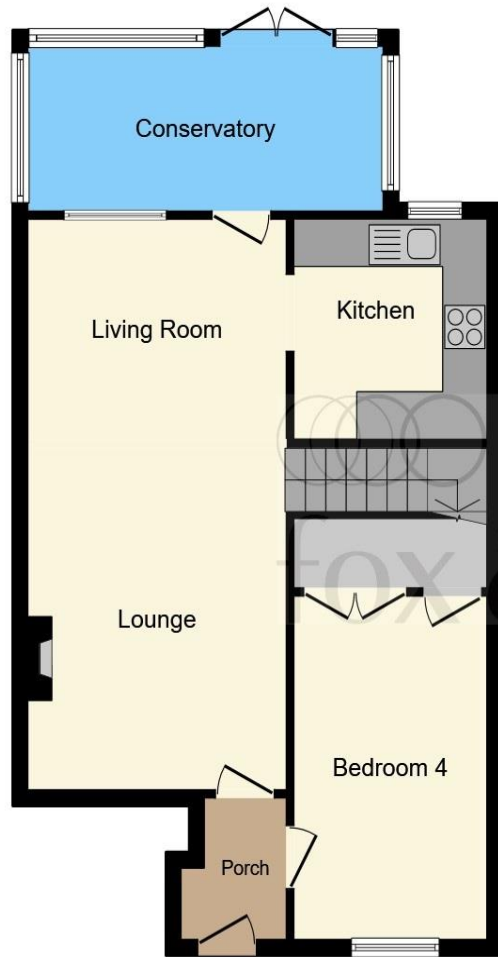
The Oaks, Taunton TA1 2QX

welcome to

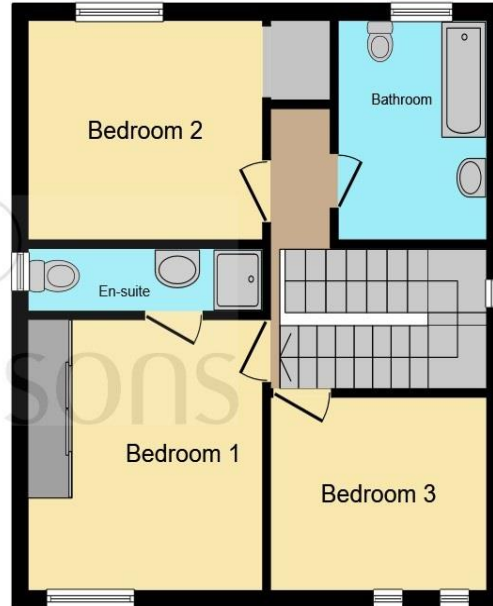
The Oaks, Taunton

Well Presented Family Home. Large Private Rear Garden. Converted Garage for additional Bedroom. Ample Parking and large lean to to the side. Desirable Location.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Lounge

14' 4" Max x 12' 1" Max (4.37m Max x 3.68m Max)

Dining Room

11' 6" Max x 9' Max (3.51m Max x 2.74m Max)

Kitchen

8' 9" Max x 8' 4" Max (2.67m Max x 2.54m Max)

Conservatory

14' 1" Max x 8' Max (4.29m Max x 2.44m Max)

Landing

Loft

Bedroom 1

11' 2" x 10' 5" (3.40m x 3.17m)

En Suite

Bedroom 2

10' 4" Max x 9' Max (3.15m Max x 2.74m Max)

Bedroom 3

9' 8" x 7' 11" (2.95m x 2.41m)

Bedroom 4 (ground Floor)

14' 11" x 7' 10" (4.55m x 2.39m)

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

welcome to

The Oaks, Taunton

- Four Bedroom Detached Family Home
- Ample Parking and Large Lean Too on Side.
- Private Large than Average Rear Garden
- Well Presented Home
- Council Tax Band - D

Tenure: Freehold EPC Rating: D

£345,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU107459



Property Ref:
TAU107459 - 0003

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