



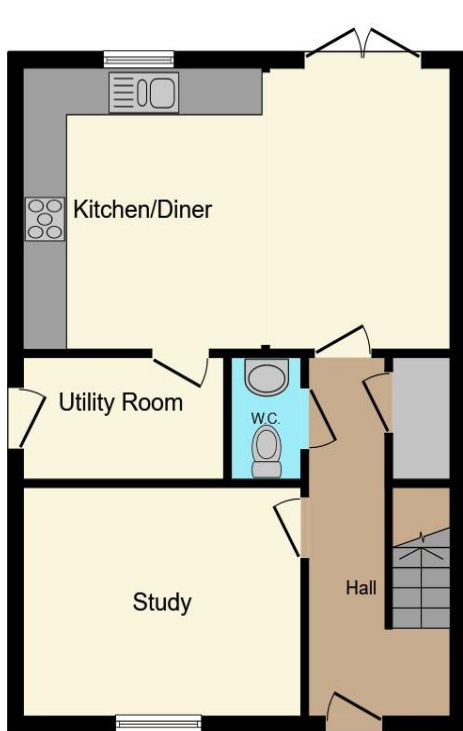
**Balfour Terrace Roughmoor Close, Taunton TA1 1AG**

**welcome to**

**Balfour Terrace Roughmoor Close, Taunton**

A MODERN TOWNHOUSE nestled in the heart of TAUNTON TOWN CENTRE. Divided across three-storey's, this property is finished to a HIGH STANDARD throughout. Offering FOUR DOUBLE BEDROOMS, GARAGE and driveway parking, and MULTIPLE RECEPTION ROOMS, this is the PERFECT FAMILY HOME!

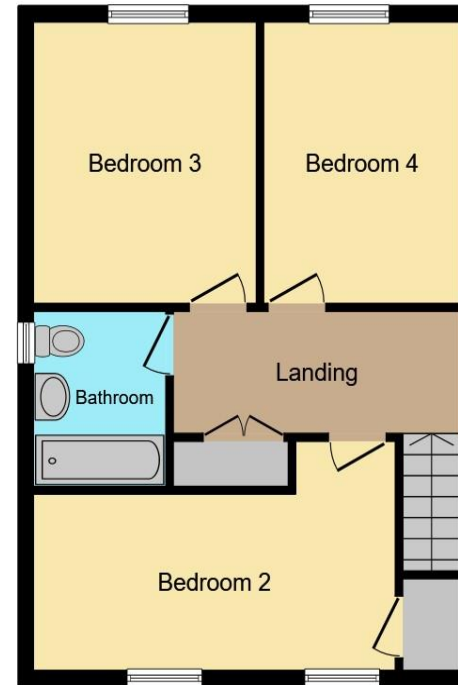




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**W.C**

**Kitchen/Diner**

19' 3" Max x 11' 11" + Door Recess ( 5.87m Max x 3.63m + Door Recess )

**Utility Room**

8' 6" + Door Recess x 5' 5" ( 2.59m + Door Recess x 1.65m )

**Study**

12' 7" x 9' 9" ( 3.84m x 2.97m )

**First Floor Landing**

**Lounge**

19' 4" x 11' 11" + Door Recess ( 5.89m x 3.63m + Door Recess )

**Bedroom 1**

12' 6" x 11' 5" + Recess ( 3.81m x 3.48m + Recess )

**Ensuite Bathroom**

**Second Floor Landing**

**Bedroom 2**

16' 3" Max x 8' 6" + Recess ( 4.95m Max x 2.59m + Recess )

**Bedroom 3**

11' 10" x 10' 1" ( 3.61m x 3.07m )

**Bedroom 4**

11' 10" x 8' 10" ( 3.61m x 2.69m )

**Family Bathroom**

**Garage And Driveway**

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](http://www.focalagent.com)

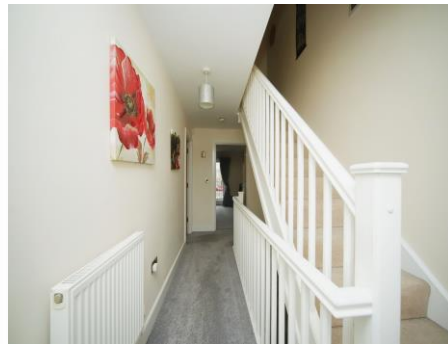
welcome to

## Balfour Terrace Roughmoor Close, Taunton

- Four Double Bedrooms
- Town Centre Location
- Garage, EV Charging Point And Driveway
- Close Proximity To Taunton Train Station
- Lounge With Juliette Balcony

Tenure: Freehold EPC Rating: B

# £400,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU108717](https://fox-and-sons.co.uk/Property/TAU108717)



Property Ref:  
TAU108717 - 0003

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