



Taunton Road, Bourne

 **NEWTON FALLOWELL**

3 2 2

Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Block Paved Driveway
- En-Suite to Main Bedroom
- Spacious Rear Garden
- Modern Kitchen Diner
- Council Tax Band - B
- EPC Rating C
- Freehold

£205,000





NO ONWARD CHAIN This lovely three-bedroom end-of-terrace home reflects a high standard of care and enhancement by its current owners. Featuring a well-appointed kitchen breakfast room, a comfortable lounge, a convenient downstairs cloakroom, and an ensuite to the principal bedroom, this property offers practical and modern living spaces.

Benefiting from UPVC double glazing throughout and gas central heating, the home ensures comfort and energy efficiency. Outside, the property provides a block paved driveway and a thoughtfully landscaped rear garden mainly laid to lawn with a patio area.



With its well maintained condition and desirable features, this property represents a compelling opportunity and warrants serious consideration. Viewing is highly recommended to fully appreciate its quality and appeal.



Kitchen Diner 3.10m x 3.12m (10'2" x 10'2")

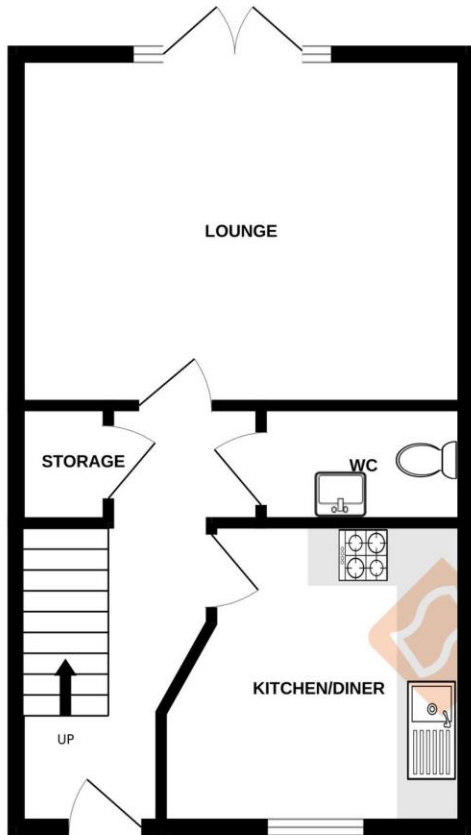
Lounge 4.72m x 3.68m (15'6" x 12'1")

Bedroom One 2.94m x 2.84m (9'7" x 9'4")

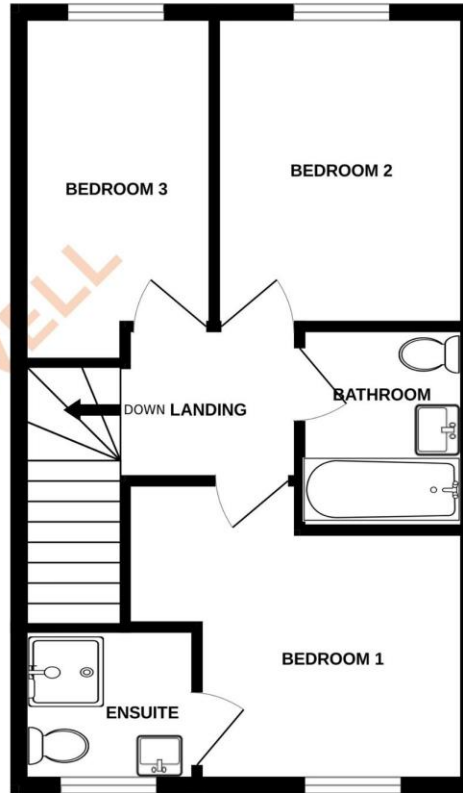
Bedroom Two 2.64m x 3.30m (8'8" x 10'10")

Bedroom Three 1.98m x 3.68m (6'6" x 12'1")

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

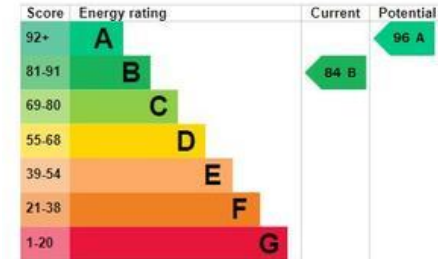


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.