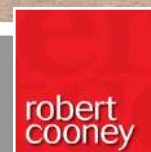




20 The Fairways Taunton TA1 3PA

£375,000





In this popular cul-de-sac location within walking distance of Vivary Park and in Castle School catchment is this immaculately presented 3 bedroomed detached house with enclosed South West facing garden to rear, garage and driveway parking.





## Features

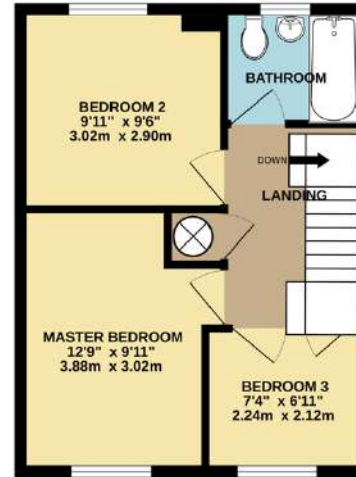
- Entrance Hall
- Open Plan Living Room / Dining Room with door to garden
- Fitted Kitchen
- Cloakroom
- Master Bedroom
- 2 further Bedrooms
- Family Bathroom
  
- Enclosed South West facing garden to rear
- Garage and driveway parking
  
- Gas central heating
- Double glazing
- Castle School catchment
  
- Council tax band D
  
- What3words: ///rear.truly.foam



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 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. The 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.  
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Viewing strictly through the selling agents:

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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