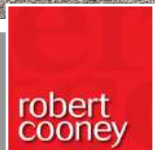




12 Bradford Close Taunton TA1 4YH





Situated in a quiet cul de sac location in Comeytrove within Castle School catchment is this recently updated 3 double bedroomed detached house with enclosed landscaped South-East facing garden to rear with views over surrounding countryside, garage and driveway parking.





Features

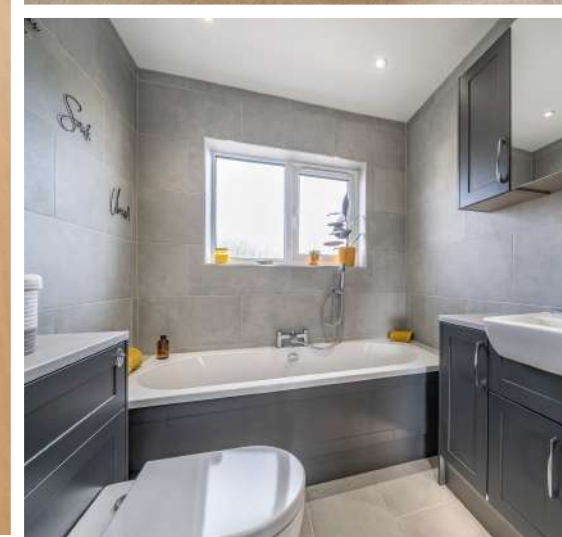
- Entrance Hall
- Living Room with Minster fireplace and French doors to garden
- Open Plan fitted Kitchen / Dining room French doors to garden
- Utility Room with door to garage
- Fitted Office
- Cloakroom
- Master Bedroom with Dressing Area, fitted wardrobes and Ensuite Bathroom with separate shower
- 2 further double bedrooms, bedroom 2 with fitted wardrobes
- Family Shower Room

- Enclosed South East facing landscaped garden to rear with water feature and integral lighting
- Views over surrounding countryside
- Garage with electric doors and professionally installed electric car charging unit
- Driveway parking

- Double glazing
- Gas central heating
- Castle School catchment
- Council tax band F

- What3words:
[///sunshine.smarting.charge](https://www.what3words.com/sunshine.smarting.charge)







Bradford Close is situated within 1.5 miles of the centre of Taunton, the County Town of Somerset, with its excellent shopping centre and County Cricket Ground.

The property lies within the catchment area of Castle Secondary School and is close to all three private schools in Taunton.

Travel connections are convenient with the main line station for trains to London Paddington in less than 2 hours and excellent road links for the M5 motorway at Junction 25, situated to the East and Wellington at Junction 26.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



12 Bradford Close, Taunton, TA1 4YH

Approximate Area = 1619 sq ft / 150.4 sq m

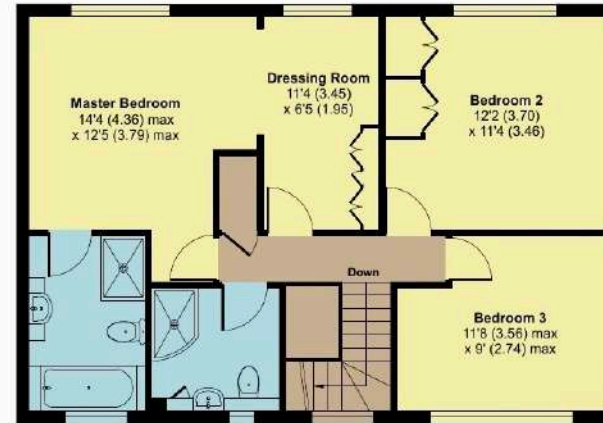
Garage = 177 sq ft / 16.4 sq m

Total = 1796 sq ft / 166.8 sq m

For identification only - Not to scale



GROUND FLOOR / GARAGE



FIRST FLOOR

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

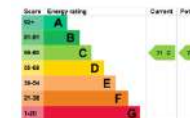
E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Cooney. REF:



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.

robert
cooney

