

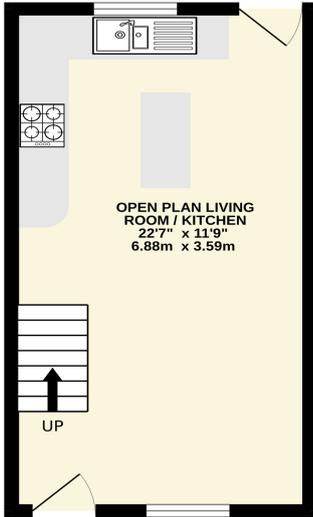


4 Patrum Close Taunton TA1 5QQ

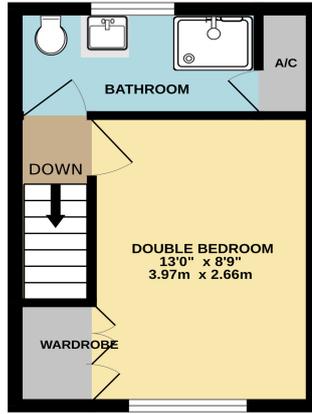
£200,000



GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 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 operation or efficiency can be given.  
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## Features

- Open Plan Living Room / re-fitted Kitchen with door to garden
- Double Bedroom with fitted wardrobe
- Re-fitted Shower Room
- Enclosed South-East facing garden to rear with useful Shed
- Driveway parking for 3 cars
- Double glazing
- Castle School catchment
- Council tax band B
- What3words: [///ample.gravy.bravo](https://www.what3words.com/#!/ample.gravy.bravo)

A well presented refurbished end-terraced house with double bedroom located in this popular quiet location within 1.6 miles of the town centre with enclosed low maintenance garden to rear and ample off road parking.



Viewing strictly through the selling agents:

**Robert Cooney**

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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.