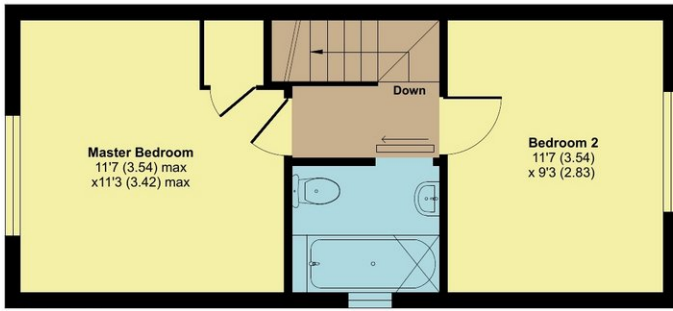


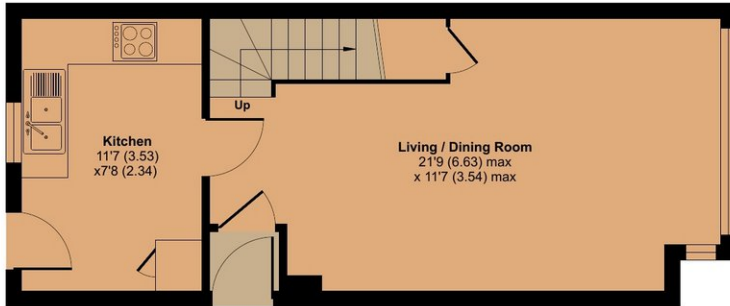


21 St. Margarets Court, Taunton, TA1 2UD

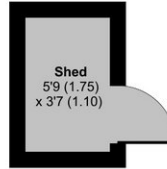
Approximate Area = 659 sq ft / 61.2 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 680 sq ft / 63.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Energy Efficiency Rating		Score	Band
Very energy efficient - best opening costs	A	92-100	A
Energy efficient - best opening costs	B	81-91	B
Energy efficient - best opening costs	C	69-80	C
Energy efficient - best opening costs	D	55-68	D
Energy efficient - best opening costs	E	39-54	E
Energy efficient - best opening costs	F	29-38	F
Energy efficient - best opening costs	G	1-28	G
Not energy efficient - typical running costs			

Features

- Entrance Hall
- Living / Dining Room
- Kitchen with door to garden
- Master Bedroom
- Further double Bedroom
- Family Bathroom
- Enclosed garden to rear with useful shed
- Allocated parking for 2 cars
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///asks.puddles.valley](https://www.what3words.com////asks.puddles.valley)

Situated within walking distance of the town centre is this 2 double bedroomed end-terraced house now in need of updating with enclosed garden to rear and allocated parking for 2 cars. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone: 01823 230230

E-mail: taunton@robertcooney.co.uk

Website: robertcooney.co.uk

**robert
cooney**

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.