



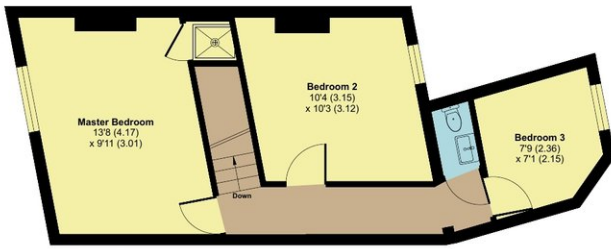
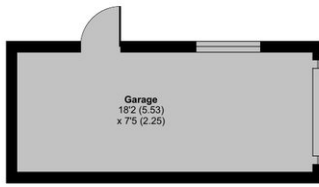
## 17 Palmerston Road, Taunton, TA1 1ER

Approximate Area = 865 sq ft / 80.3 sq m

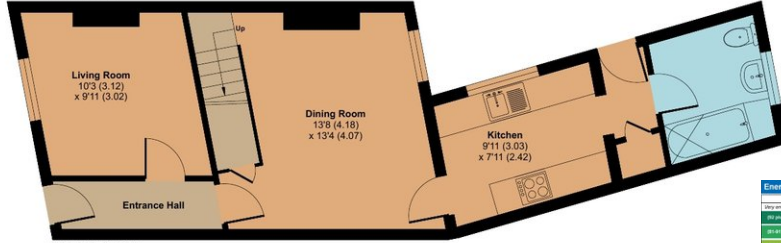
Garage = 134 sq ft / 12.4 sq m

Total = 999 sq ft / 92.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
Most energy efficient - lowest running costs		
A	92-100	Very good
B	81-91	Good
C	69-80	Fair
D	55-68	Below average
E	45-54	Below average
F	35-44	Below average
G	2-34	Below average - higher running costs

## Features

- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen with door to garden
- Downstairs Bathroom
- Master Bedroom with Ensuite Shower
- 2 further Bedrooms
- Separate WC
- Enclosed low maintenance garden to rear with rear access
- Garage
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///sketch.across.carry](#)

Within easy walking distance of the town centre, Long Run Meadow and French Weir Park is this well presented 3 bedroomed mid-terraced house with 2 reception rooms, enclosed low maintenance garden to rear and garage.



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.