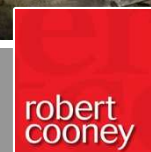




1 Cambria House Plais Street, Taunton TA2 7PR

£310,000







Situated in this convenient location within easy walking distance of the town centre and railway station is this well presented 3 bedroomed semi-detached house with enclosed South facing garden to rear, garage and shared driveway parking.







## Features

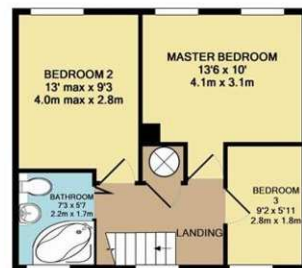
- Entrance Hall
- Living Room
- Garden Room with French doors to garden
- Fitted Kitchen with Zanussi oven
- Cloakroom
- Master Bedroom
- 2 further Bedrooms
- Family Bathroom
- Enclosed South facing garden to rear
- Garage and shared driveway parking
- Gas central heating
- Double glazing
- Council tax band B
- What3words:  
///candle.actor.unfair







GROUND FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.  
Made with Metropix (2017)

EPC to follow



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.

**robert  
cooney**