





Located on the edge of Priorswood and conveniently positioned close to local shops and amenities is this generous sized, older style 3 bedroom terraced house with 2 reception rooms and a double glazed conservatory.

The property has 3 first floor bedrooms and a separate bathroom and WC. There is double glazing and gas central heating and a lawned rear garden. The property is situated towards the end of a cul de sac and benefits from a pedestrian frontage. An early viewing is recommended to appreciate the size of this comfortable property.



### Key Features

- An older style terraced family house
- Pleasant cul-de-sac location with a pedestrian front
- Conveniently placed for local shops and amenities, town centre 1.5 miles
- Spacious lounge and separate dining room
- Modern kitchen and a double glazed conservatory
- 3 bedrooms (2 doubles)
- Bathroom with white suite and a separate WC
- Double glazing, gas central heating
- Enclosed front garden with side access to the rear
- Enclosed rear garden with westerly aspect and pedestrian rear access



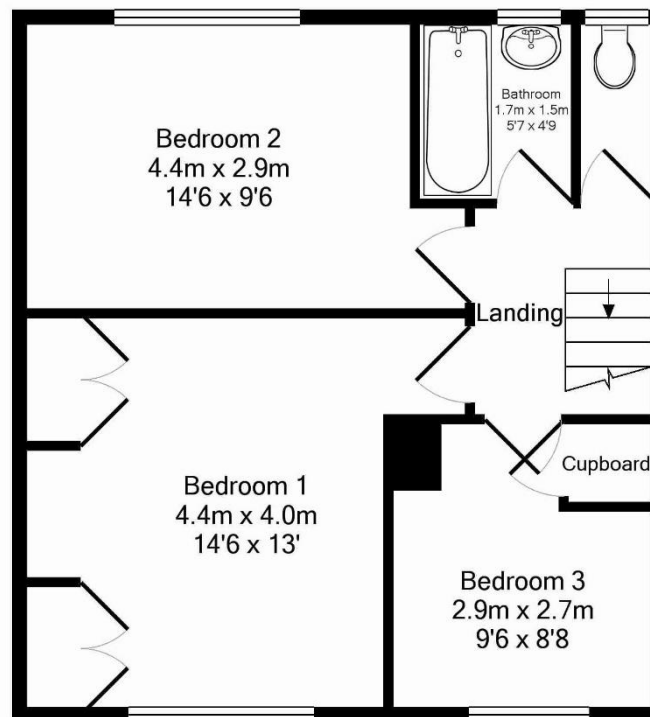
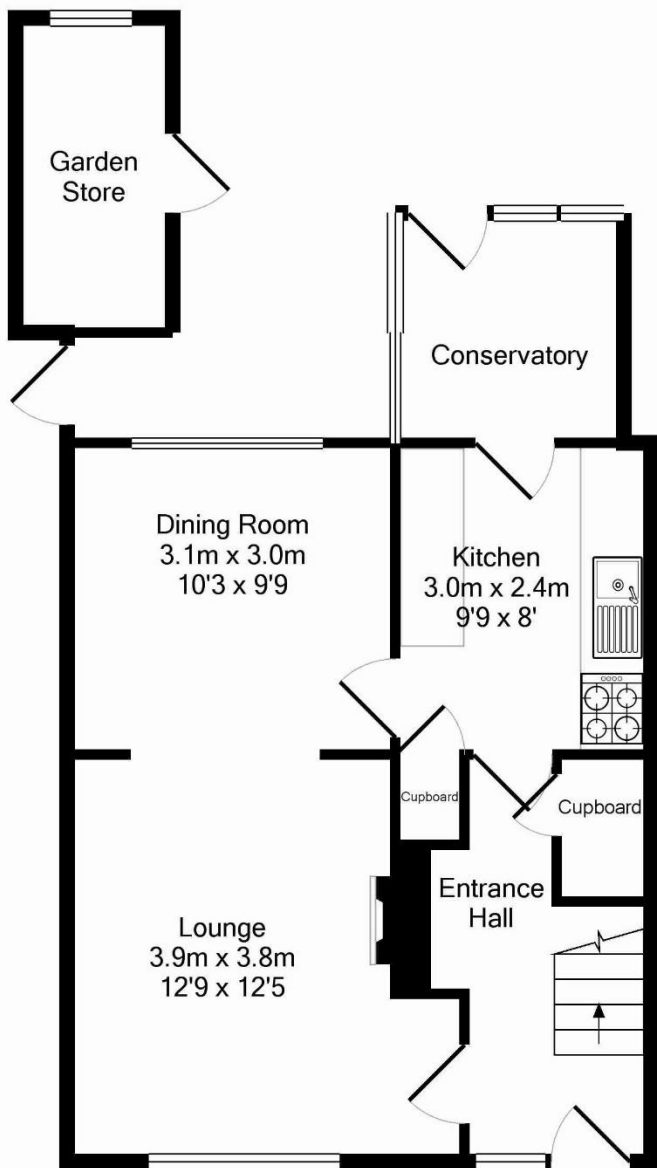




**Directions:** From the centre of Taunton or the M5 motorway, proceed over the Obridge Viaduct and continue straight across the roundabout into Eastwick Road. Take the second right into Horner Road, then the second left into Fairfield Road and second right into Adcombe Road. Continue towards the end of the cul-de-sac where the property will be found on the left hand side, identified by our For Sale board.







**Tenure:** Freehold

**Tax band:** B

**Services:** Mains gas, water, electricity and drainage.

The property is of a non standard construction and buyers are advised to contact the agent for additional information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**DISCLAIMER:** These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

**Wilson's Taunton**  
Tel: 01823 324 324 / 07738000028

info@wilsonsestateagents.co.uk  
www.wilsonsestateagents.co.uk