

for sale

offers in excess of **£350,000**



St Georges Square Taunton TA1 3RX

Situated a short walk from Taunton TOWN CENTRE, this FOUR-BEDROOM townhouse sits within St Georges Square, an executive development of modern homes by a respected local builder, offering GENEROUS living space and EXCELLENT scope for modernisation. Offered to the market with NO ONWARD CHAIN, the prop



St Georges Square Taunton TA1 3RX

Front Door

Leading to...

Entrance Hall

Welcoming entrance hall with staircase to the first floor, radiator, under-stairs storage and two further built-in cupboards. Door leading into...

Sitting Room

16' 6" x 9' 2" (5.03m x 2.79m)

A generously sized sitting room with a front-facing large double-glazed window flooding the room with natural light and a radiator.

Cloakroom

Ground-floor cloakroom fitted with a close-coupled WC, wash hand basin and small radiator.

Kitchen

12' 11" x 6' 1" (3.94m x 1.85m)

Well-planned fitted kitchen with a comprehensive range of cabinets and generous worktop space, tiled splashbacks and a window overlooking the rear garden. Integrated fridge-freezer, microwave, oven and cooker hood, with additional space for freestanding appliances. Open through a wide feature arch to the dining room for an easy, social flow.

Dining Room

10' 1" x 9' 7" (3.07m x 2.92m)

Well-proportioned dining area with French doors opening to the



rear garden and a radiator. Ideal for everyday meals and entertaining.

First Floor

Landing

A radiator and doors leading into...

Bedroom One

16' 2" into wardrobe x 10' 1" max (4.93m into wardrobe x 3.07m max)

Well-proportioned double bedroom with extensive fitted wardrobes (including mirrored fronts) and an integrated dressing area. Two uPVC double-glazed windows provide excellent natural light, with radiators beneath for year-round comfort.

En Suite

Smart shower room comprising a generous walk-in shower with glazed screen and thermostatic controls, pedestal wash hand basin and WC, with tiled walls and fitted shelving

Lounge

16' 7" x 16' 2" (5.05m x 4.93m)

Generous, dual-aspect lounge with feature fireplace, coving and chandelier-style light fittings. A double-glazed window provides ample natural light, while french doors open to a small balcony at the front, a lovely spot to sit with a morning coffee and enjoy the quiet setting. Radiators for year-round comfort.

Second Floor

Landing

Access to the loft , radiator and doors leading into...

Bedroom Two

16' 2" into wardrobe x 10' 4" max (4.93m into wardrobe x 3.15m max)

Another well-proportioned double bedroom with extensive fitted wardrobes (including mirrored fronts) and an integrated dressing area. Two uPVC double-glazed windows provide excellent natural light, with radiators beneath for year-round comfort.

Bedroom Three

14' 10" max x 8' (4.52m max x 2.44m)

A spacious, neutrally decorated double bedroom with a full run of mirrored fitted wardrobes offering excellent storage, plus a radiator for year-round comfort.

Bedroom Four

7' 11" x 10' 4" (2.41m x 3.15m)

A good-sized single bedroom with fitted wardrobes (mirrored doors), a uPVC double-glazed window and a radiator. Neutrally decorated and versatile, ideal as a child's room, study or guest room.

Bathroom

Bathroom fitted with a white suite comprising panelled bath with mixer tap and shower over, curved glass screen, pedestal wash hand basin and low-level WC. Fully tiled walls in white and deep red with feature border, recessed glass-shelved niche and illuminated mirror. Extractor fan and fitted carpet.

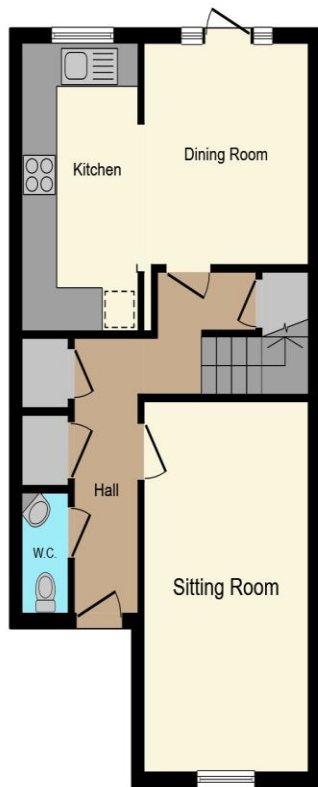
Outside

Front Garden

Landscaped front garden with neat lawns and established shrub borders, set behind decorative railings. Paved pathways and steps lead to the entrance, where a covered porch shelters the front door and a handy external storage cupboard sits alongside, creating a smart, practical and welcoming approach with strong kerb appeal.

Back Garden

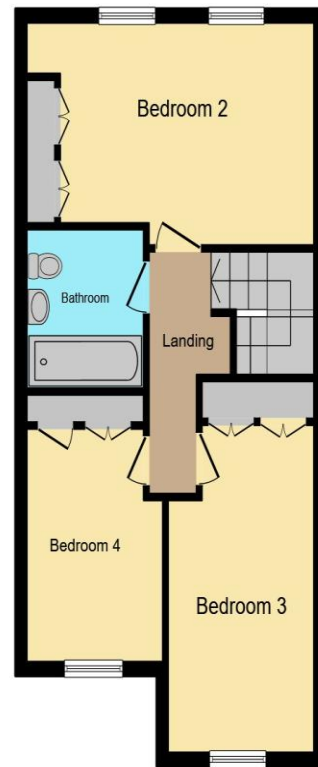




Ground Floor



First Floor



Second Floor

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Property Ref: TTN313142 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: F

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