

for sale

£300,000



Rossiter Road Cheddon Fitzpaine Taunton TA2 8SN

This well-presented **THREE BEDROOM SEMI-DETACHED FAMILY HOME** is located within the popular **NERROLS GRANGE** development in the sought-after village of Cheddon Fitzpaine. The property further benefits from **ALLOCATED OFF-ROAD PARKING**, **EXCELLENT TRANSPORT LINKS**, and easy access to Taunton **TOWN CENTRE**.



Rossiter Road Cheddon Fitzpaine Taunton TA2 8SN

Front Door

Leading into...

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and doors leading into...

Kitchen/Diner

A modern kitchen/diner fitted with a range of contemporary wall and base units complemented by marble-effect work surfaces and splashbacks. Incorporating a four-ring gas hob with extractor over, integrated oven and dishwasher, inset sink, and space for freestanding fridge/freezer and washing machine. There is also

space for a dining table, creating a practical and sociable area ideal for everyday living.

Living Room

A bright and welcoming lounge finished in a modern, neutral palette with soft carpeting. The room enjoys an abundance of natural light and opens out to the rear garden via double French doors, creating an ideal space for relaxing or entertaining.

Downstairs Cloakroom

convenient downstairs cloakroom fitted with a low-level WC and wash hand basin.

First Floor Landing



First-floor landing featuring integrated storage and doors leading into...

Bedroom One

A bright and spacious double bedroom finished in a modern, neutral décor with plush carpeting. The rear-facing window provides plenty of natural light, while an extensive range of fitted mirrored sliding wardrobes offers excellent built-in storage.

En-Suite

A modern en-suite shower room fitted with a corner shower enclosure, low-level WC and pedestal wash hand basin. Finished with contemporary tiling, recessed spotlighting and a heated towel rail for added comfort.

Bedroom Two

Another double bedroom, benefiting from a built-in wardrobe for useful storage, along with a window providing natural light and a radiator for comfort.

Bedroom Three

A single bedroom finished in a neutral décor with fitted carpeting. The room benefits from a front-facing window providing natural light and offers versatile space. Ideal as a child's room, nursery, dressing room or home office.

Bathroom

A modern family bathroom fitted with a panelled bath with shower screen, low-level WC and a wash hand basin. Finished with contemporary tiling, a mirrored wall cabinet and a heated towel rail, with an extractor fan for ventilation.

Outside

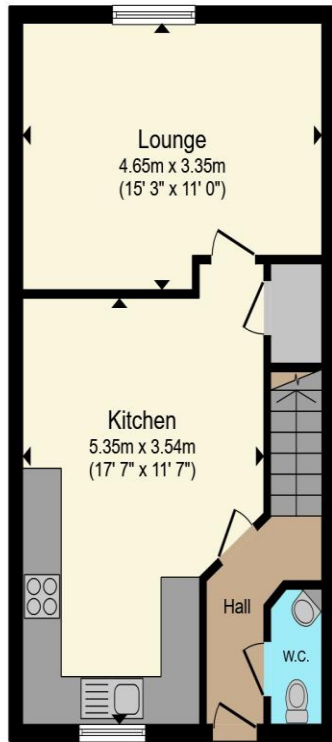
Rear Garden

An enclosed rear garden, mainly laid to lawn with gravel borders and a paved patio area, ideal for outdoor dining and entertaining. The garden features a covered seating area/ pergola, and a timber shed providing useful storage.

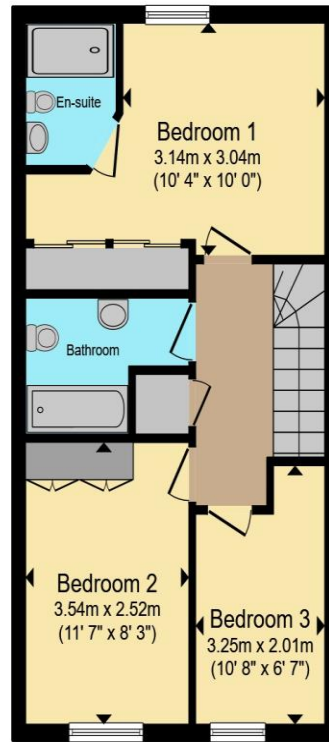
Parking

Off-road parking for two vehicles is located to the right-hand side of the property.





Ground Floor



First Floor

Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

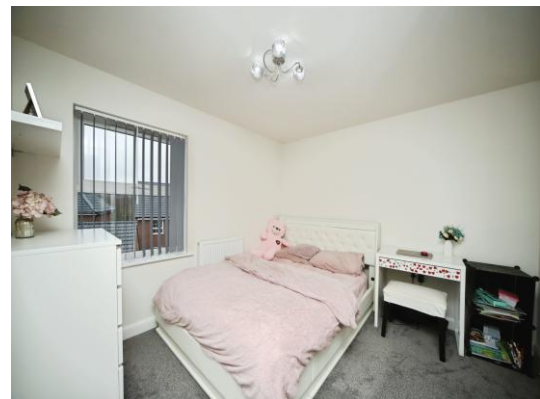
53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313452 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/TTN313452



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk