



45 Tristram Drive

Creech St. Michael, Taunton, Somerset, TA3 5QX

James
Gray

ESTATE AGENTS

A beautifully presented and much improved, end-terrace house, set in a generous plot, with south facing rear garden, car port and parking and conveniently situated close to good local amenities in this sought after village on the edge of Taunton



Key features

- Entrance porch
- Sitting room with Panasonic air-conditioning
- Kitchen/dining room with doors to the rear garden
- Conservatory
- 3 bedrooms
- Shower room
- Double glazing and recently installed gas-fired central heating.
- Generous plot with front and rear gardens
- Carport and driveway
- Village location on the edge of Taunton

Services

All mains connected. Gas fired central heating

EPC

Band C (71)

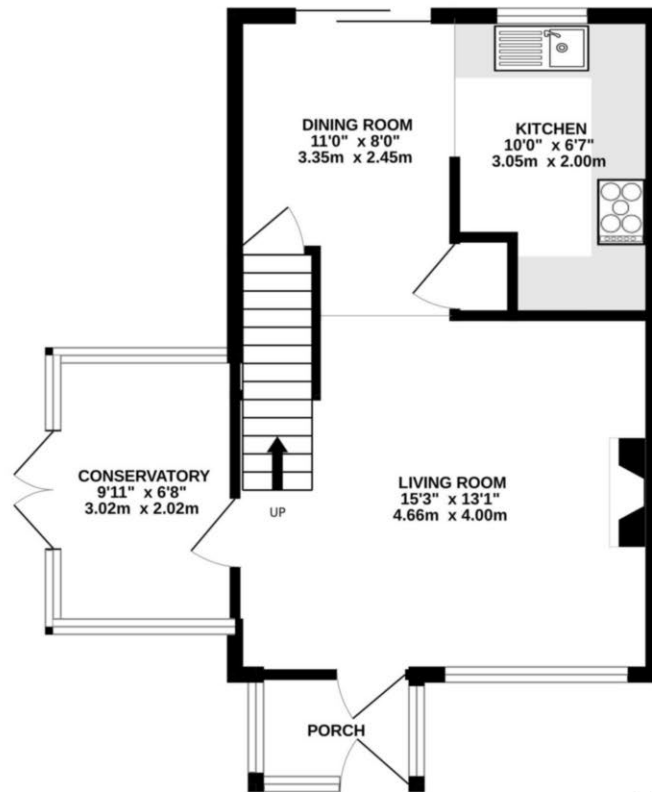
Council Tax

Band C

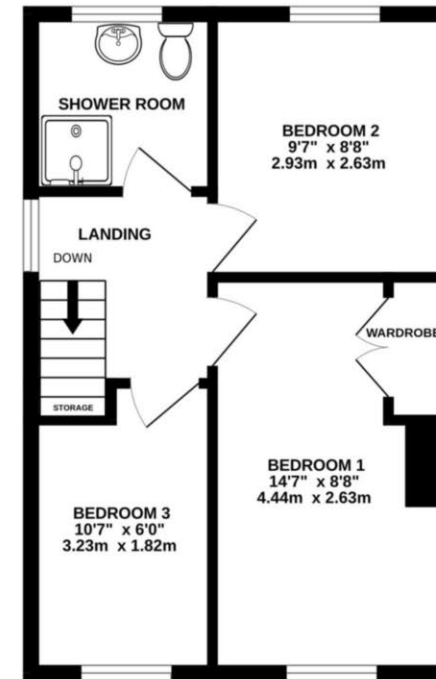




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/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 Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other 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.

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