

for sale

£230,000



Buckland Road Taunton TA2 8EP

A well presented **THREE BEDROOM TERRACED** family home, ideally positioned close to a variety of **LOCAL AMENITIES** and offering easy access to Taunton **TOWN CENTRE**. The property benefits from an enclosed **REAR GADREN** with a storage shed featuring light and power, as well as a **FRONT GARDEN**.



Buckland Road Taunton TA2 8EP

Front Door

Leading into...

Entrance Hall

A welcoming and spacious entrance hall with radiator, useful under-stairs storage, stairs rising to the first floor, and doors leading to...

Lounge

A bright and welcoming lounge, well presented throughout and benefitting from a front facing window that allows an abundance of natural light. The room offers generous space for a range of lounge furniture and features attractive wood effect flooring, while

a feature fireplace provides a charming focal point. Double doors lead through to the kitchen/dining room, creating a sociable and versatile living layout.

Kitchen / Dining Room

A spacious and well appointed open plan kitchen/dining room, fitted with a range of wall and base units with complementary work surfaces. The kitchen offers space for freestanding appliances and includes a range cooker, which is to remain, with the wall mounted boiler also housed within the room. A rear facing window enjoys views over the garden, while double doors provide direct access to the outside, allowing plenty of natural light to flow through and creating an ideal space for both everyday family living and entertaining.

First Floor Landing



Providing access to the loft, which is insulated, part boarded and benefits from lighting, with doors leading to the bedrooms and family bathroom.

Bedroom One

A generous and well-presented main bedroom featuring a front-aspect window allowing for plenty of natural light. The room offers ample space for bedroom furniture and benefits from fitted wardrobes, providing excellent storage.

Bedroom Two

A well-proportioned double bedroom with a rear-aspect window allowing for plenty of natural light. The room offers ample space for bedroom furniture and provides a comfortable and versatile space suitable for a range of needs.

Bedroom Three

A versatile third bedroom with a front-aspect window providing natural light. Currently arranged as a home office, the room would also suit use as a child's bedroom, nursery or study, and benefits from integrated storage and wood-effect flooring.

Bathroom

A modern and well-presented bathroom fitted with a white suite comprising a panelled bath with shower over and curved glass screen, vanity wash hand basin with storage beneath, and low-level WC. The room is finished with contemporary tiling and benefits from a frosted window allowing for natural light.

Outside

Front Garden

The property benefits from an open front garden, mainly laid to

lawn, with a pathway leading to the front door and side access leading to the rear garden gate.

Rear Garden

To the rear, the property enjoys an enclosed garden laid mainly to lawn, offering a good amount of outdoor space with plenty of potential for seating, planting, or family enjoyment. The garden also benefits from a useful storage shed fitted with light and power.

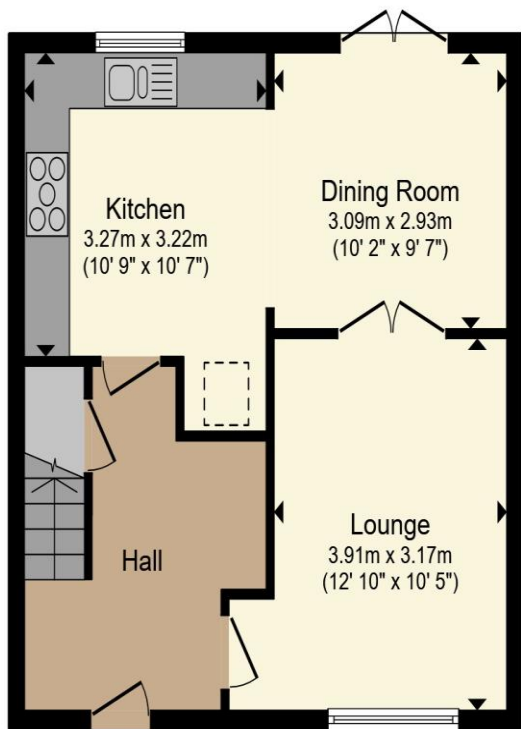
Agent's Note

We believe this property to be Laing Easiform (non-standard) construction. Please seek confirmation of lending ability and liaise with your conveyancer.

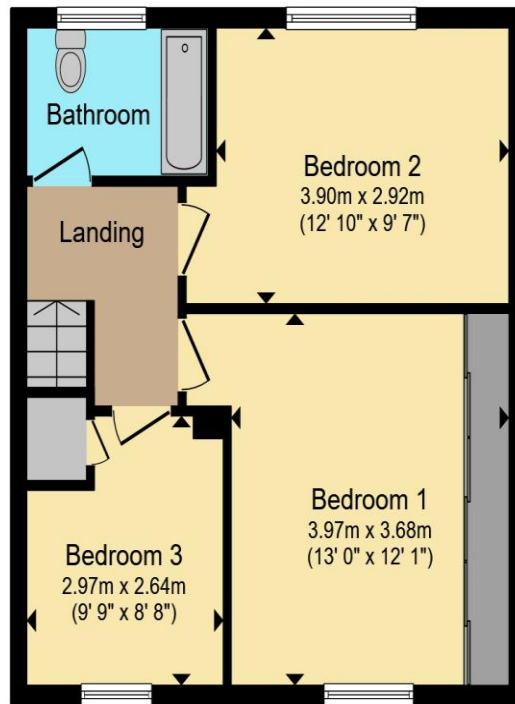
Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price. Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Ground Floor



First Floor

Total floor area 90.8 m² (977 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: TTN312223 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/TTN312223



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