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Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: //chair.movies.apron
Council Tax Band: F
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea—very low; Surface water—very low.
Agents Note: Estate Management Fee = £792 pa

GENERAL REMARKS AND STIPULATIONS:

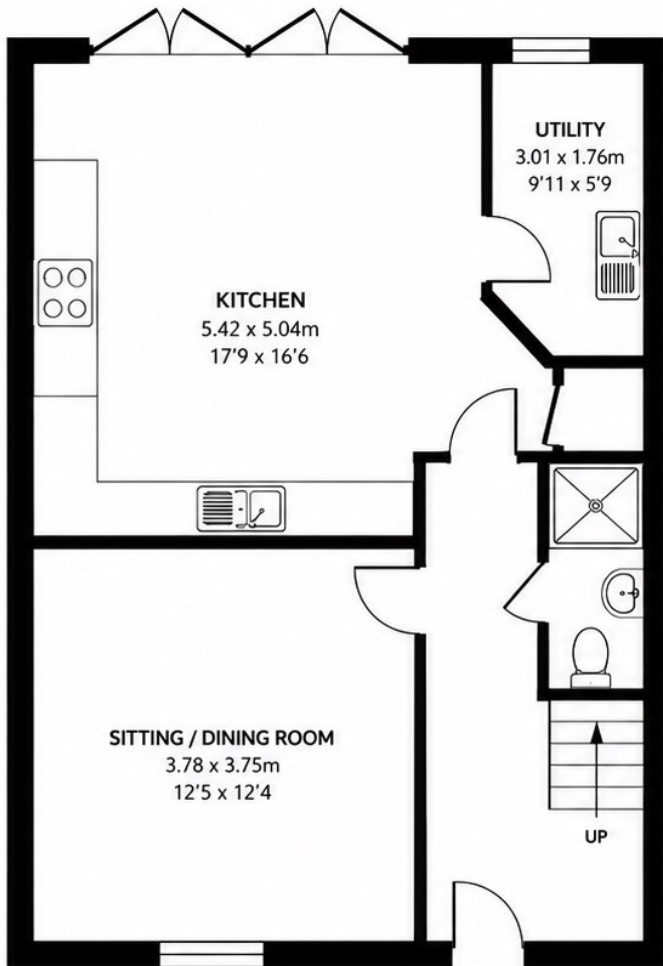


62 St. Josephs Field,
 Taunton, Somerset TA1 3TF
 £550,000 Freehold

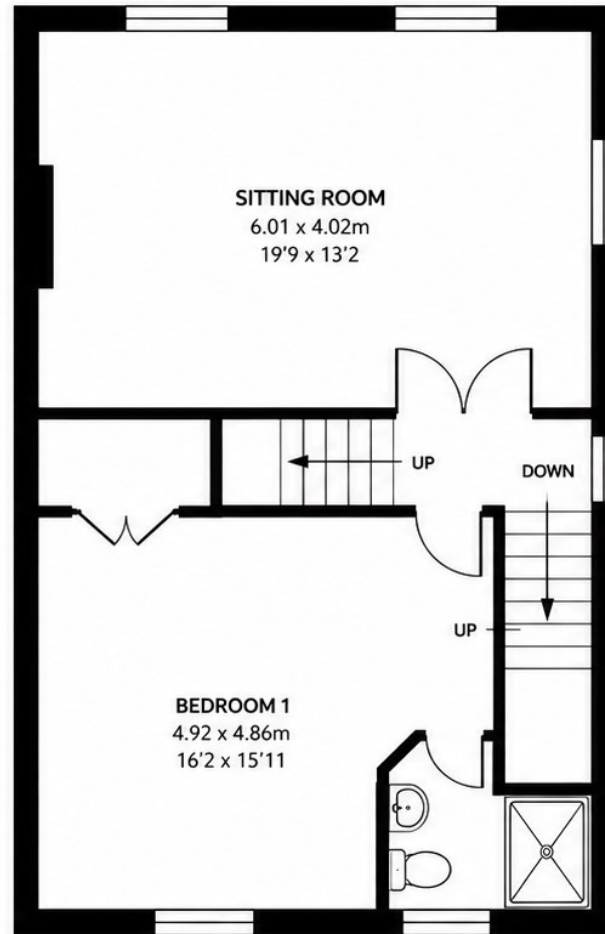
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Wilkie May & Tuckwood

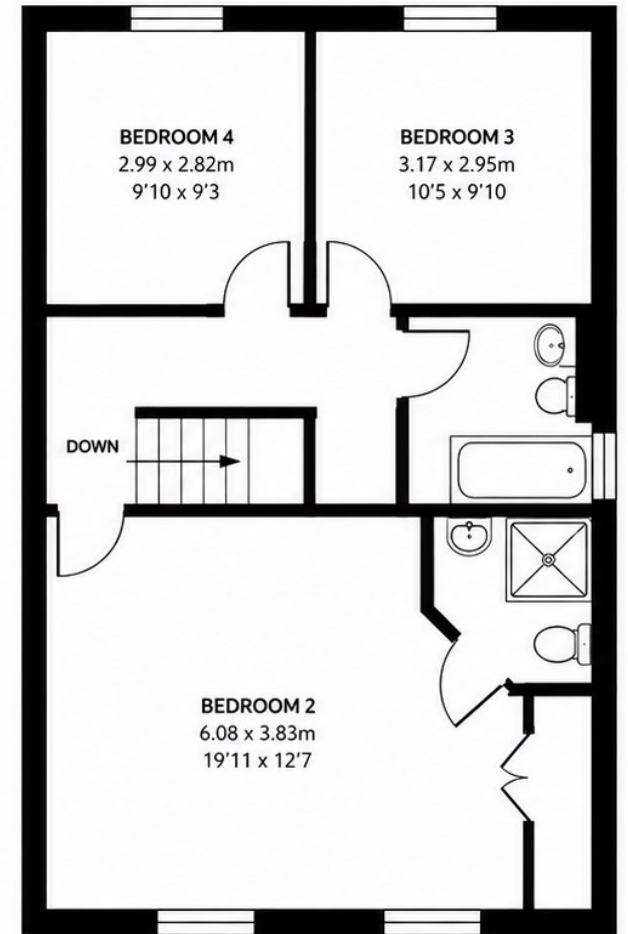
Floor Plan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WM&T

Description

- Four Bedrooms
- End Terrace Town-House
- Gated Development
- Mains Gas Central Heating
- Double Glazing
- Beautifully Landscaped Rear Garden
- Well Presented Accommodation
- Town Centre Location

A well presented four bedroom end terrace town-house situated within a gated development in the heart of the town centre. The property benefits from mains gas central heating, double glazing and beautifully landscaped rear gardens, offering spacious and versatile accommodation arranged over three floors. An excellent opportunity for those seeking a convenient central location combined with modern, low maintenance living.



The accommodation is arranged over three floors and comprises in brief; front door leading into an entrance hallway with stairs rising to the first floor, and doors leading into the shower room, dining room and kitchen. The dining room is situated at the front of the house and benefits from double glazed sash windows overlooking the front aspect. The useful ground floor shower room comprises a low level WC, wash hand basin and shower cubicle. From the hallway, a door leads into a large kitchen/dining room with bi-fold doors opening out into the rear garden. The kitchen is fitted with a range of high quality matching wall and base storage units with work surfaces above. Integrated appliances include a dishwasher, microwave, electric oven and extractor fan. From the kitchen there is access into a useful utility

room with space and plumbing for a washing machine and tumble drier. The living room is found on the first floor and enjoys two sash windows overlooking the rear garden. Also on the first floor is the master bedroom which benefits from three integrated wardrobes and an en-suite shower room comprising a low level WC, wash hand basin and shower cubicle. On the second floor there are three further bedrooms, an additional en-suite shower room and a family bathroom comprising a low level WC, wash hand basin and panelled bath. Externally, the rear garden has been beautifully landscaped and enjoys a large patio seating area, an area of lawn, well stocked flower and shrub borders, a water feature, outside lighting, outside tap and a good size shed with power connected. Side access leads to off road parking for two vehicles.

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