

for sale

offers in excess of **£190,000**



Staplegrove Road Taunton TA2 6AG

This ideal buy-to-let investment opportunity demonstrates AN EXCITING 6.1% rental yield and is located close to Taunton's vibrant country town centre and has been COMPREHENSIVELY modernised and neutrally decorated by the current owner. Comes with a GARAGE/WORKSHOP and parking space for a small car.



Staplegrove Road Taunton TA2 6AG

Front Door

Leading to...

Porch Area

Double glazed window to side. Square archway through to the...

Living Room

13' 10" max x 12' 6" max (4.22m max x 3.81m max)
Double glazed windows to side. Radiator. Feature fireplace. Stairs rise to the first floor. A wooden-style concertina door through to the...

Kitchen

12' 1" x 8' 1" average (3.68m x 2.46m average)

Dual-aspect double glazed windows to either side. Wall and base-mounted units with rolltop work surfaces including an 'L'-shaped sink and drainer with mixer tap. Partial tiling. Integrated electric oven and grill and hob and cooker hood over. Recesses include plumbing and space for an automatic washing machine. Wall-mounted combination boiler. Open-plan door through to the...

Porch

Obscure double glazed window to rear. Double glazed door providing access to outside. Further door through to the....

Bathroom

Suite comprising low-level WC, corner wash hand basin with integral shower. pedestal wash hand basin, bath with mixer tap



and shower attachment. Obscure double glazed window to rear. Full tiling. Extractor fan. Digital heated feature mirror.

First Floor Landing

Bedroom One

12' 2" max, into wardrobe x 10' 9" Plus cupboard (3.71m max, into wardrobe x 3.28m Plus cupboard)
Dual double glazed windows to front and side. Radiator. Double wardrobe with overhead storage and additional bedroom cupboard.

Bedroom Two

12' 2" x 8' 1" max (3.71m x 2.46m max)
Double glazed window to rear. Radiator. Built-in wardrobe and overhead storage.

Garage/Workshop

Pitched roof. Up-and-over door.

Parking

Brick-paved parking for one small car.



To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN313176 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313176



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.

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