



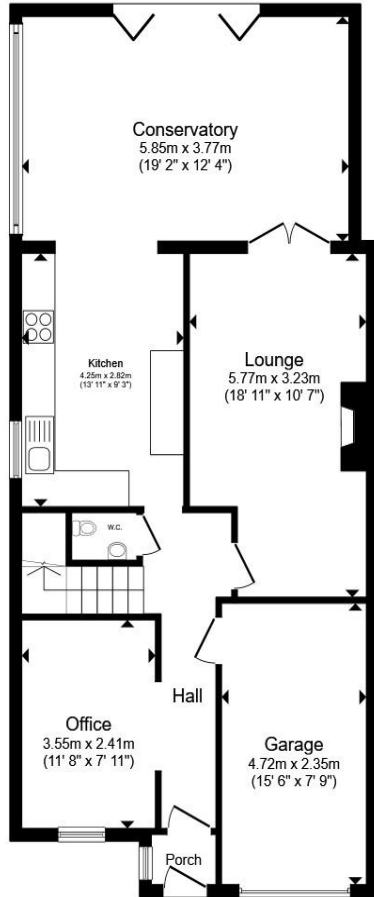
**Holly Close, Taunton TA1 2QW**

**welcome to**

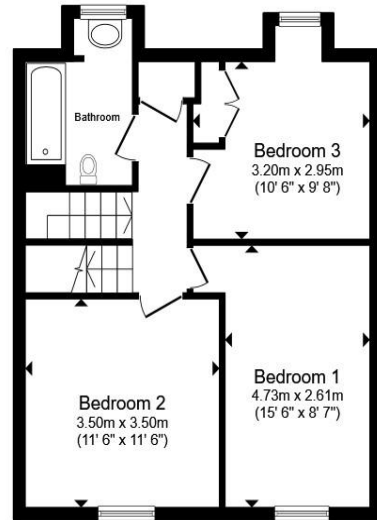
**Holly Close, Taunton**

Fox & Sons are pleased to offer this nicely presented three-bedroom end-of-terrace home, ideal for families, situated in a quiet residential area on Holly Close, Taunton, with an enclosed garden providing a safe and private outdoor space for entertaining or children.

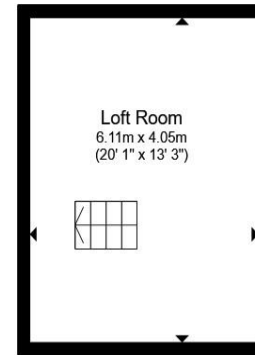




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 157.2 m<sup>2</sup> (1,692 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](http://www.propertybox.io)



**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Lounge**

18' 11" Max x 10' 7" Max ( 5.77m Max x 3.23m Max )

**Dining Room/Office**

11' 8" x 7' 11" ( 3.56m x 2.41m )

**Kitchen**

**Conservatory**

19' 2" x 12' 4" ( 5.84m x 3.76m )

**Landing**

**Bedroom One**

15' 6" Max x 8' 7" Max ( 4.72m Max x 2.62m Max )

**Bedroom Two**

11' 6" x 11' 6" ( 3.51m x 3.51m )

**Bedroom Three**

10' 6" Max x 9' 8" Max ( 3.20m Max x 2.95m Max )

**Bathroom**

**Loft Room**

20' 1" Max x 13' 3" Max ( 6.12m Max x 4.04m Max )

**Front Garden**

**Rear Garden**

**Garage & Driveway**

15' 6" x 7' 9" ( 4.72m x 2.36m )

welcome to

## Holly Close, Taunton

- Three Bedroom End Terrace
- Lounge & Dining Room/Office
- Fitted Kitchen
- Conservatory with Under Floor Heating
- Integral Garage

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU109424](https://fox-and-sons.co.uk/Property/TAU109424)



Property Ref:  
TAU109424 - 0005

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fox & sons



**01823 286161**



[taunton@fox-and-sons.co.uk](mailto:taunton@fox-and-sons.co.uk)



52 East Street, TAUNTON, Somerset, TA1 3NA



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