

for sale

£230,000



Franklin Close Taunton TA2 6TS

Connells proudly present to the market this **SPACIOUS TWO DOUBLE BEDROOM MID-TERRACED** family home, situated in the desirable area of **STAPLEGROVE**, offering spacious and flexible accommodation. Further benefits include a **GENEROUS** rear garden and a **DRIVEWAY** providing off-road parking and local amenities

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Front Door

Leading to...

Entrance Hall

A welcoming entrance hall with useful under-stairs storage and doors leading to...

Kitchen / Dining Room

A bright and spacious kitchen/dining room fitted with an extensive range of wall and base units with generous work surfaces and colourful tiled splashbacks. The kitchen includes a built-in oven with gas hob and extractor, an inset sink beneath a double-glazed window, and space and plumbing for appliances, along

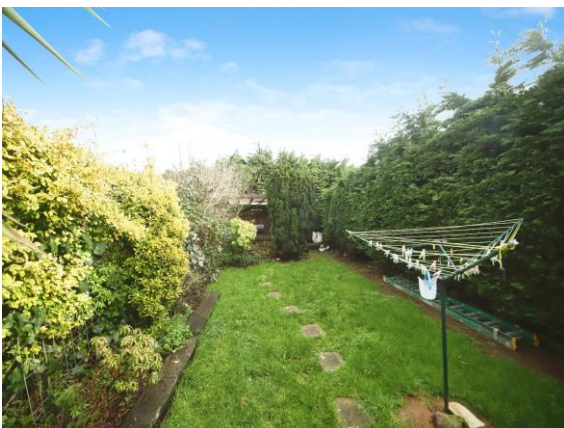
with a useful integrated storage/pantry cupboard. There is ample room for a dining table, with patio doors opening to the garden and a further door providing direct access to the rear garden, making this an ideal space for family living and entertaining.

Lounge

A bright and comfortable lounge featuring a striped feature wall and soft neutral décor. The room offers generous space for a range of seating, with French doors to the rear providing excellent natural light and direct access to the garden, further complemented by a radiator. An ideal space for everyday living and entertaining.

First Floor Landing

A first floor landing with an airing cupboard housing the boiler,



additional integrated storage, and doors leading into...

Bedroom One

A well-proportioned double bedroom with a window to the rear providing natural light and a radiator. The room further benefits from integrated storage, offering excellent practicality for everyday living.

Bedroom Two

Another well-proportioned double bedroom with a window to the rear providing natural light and a radiator. The room further benefits from integrated storage and loft access, offering excellent practicality for everyday living.

Bathroom

A well-presented bathroom comprising a panelled bath with shower attachment, pedestal wash hand basin and tiled surrounds. The room further benefits from an obscured window providing natural light and privacy, with the WC located separately, ideal for family living.

Outside

Rear Garden

A good-sized and very private rear garden, mainly laid to lawn and bordered by mature planting, creating an ideal space for relaxing and family enjoyment. The garden further benefits from an outbuilding with power, providing excellent storage, and to the far end a secluded seating area, perfect for summer BBQs and entertaining.

Parking

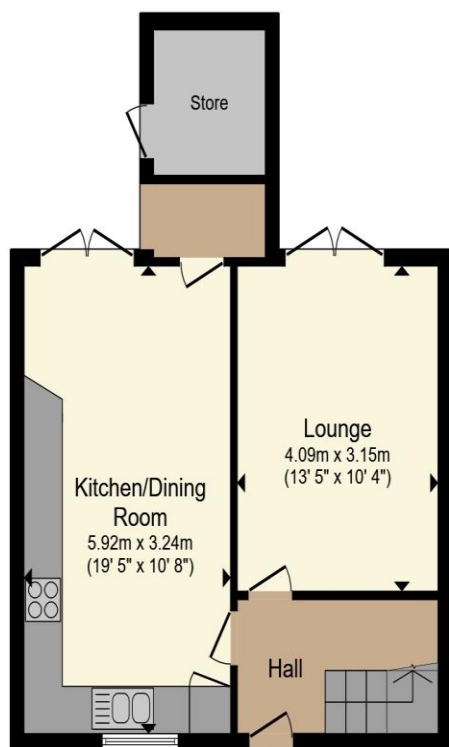
To the front of the property is a driveway providing convenient off-road parking.

Lettings

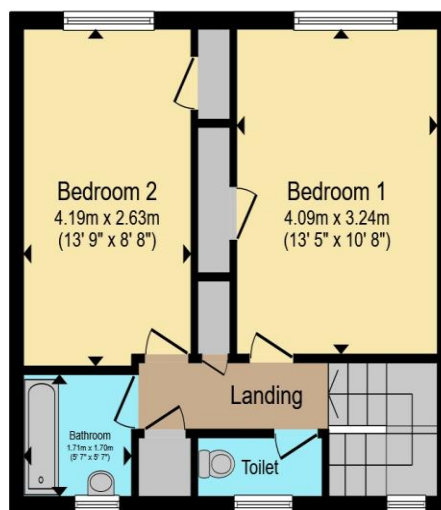
For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Ground Floor



First Floor

Total floor area 82.1 m² (884 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

Connells

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Property Ref: TTN313426 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313426



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.

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