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Agents Note: We understand there is a management charge for this development of £120.01 per quarter.

Services: All mains services, mains water, mains electricity, mains gas, mains drainage.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: w3w.co/miles.pulled.fallen
Council Tax Band: D
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speed. <https://www.ofcom.gov.uk/mobile-coverage-checker>
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface Water - Very Low.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

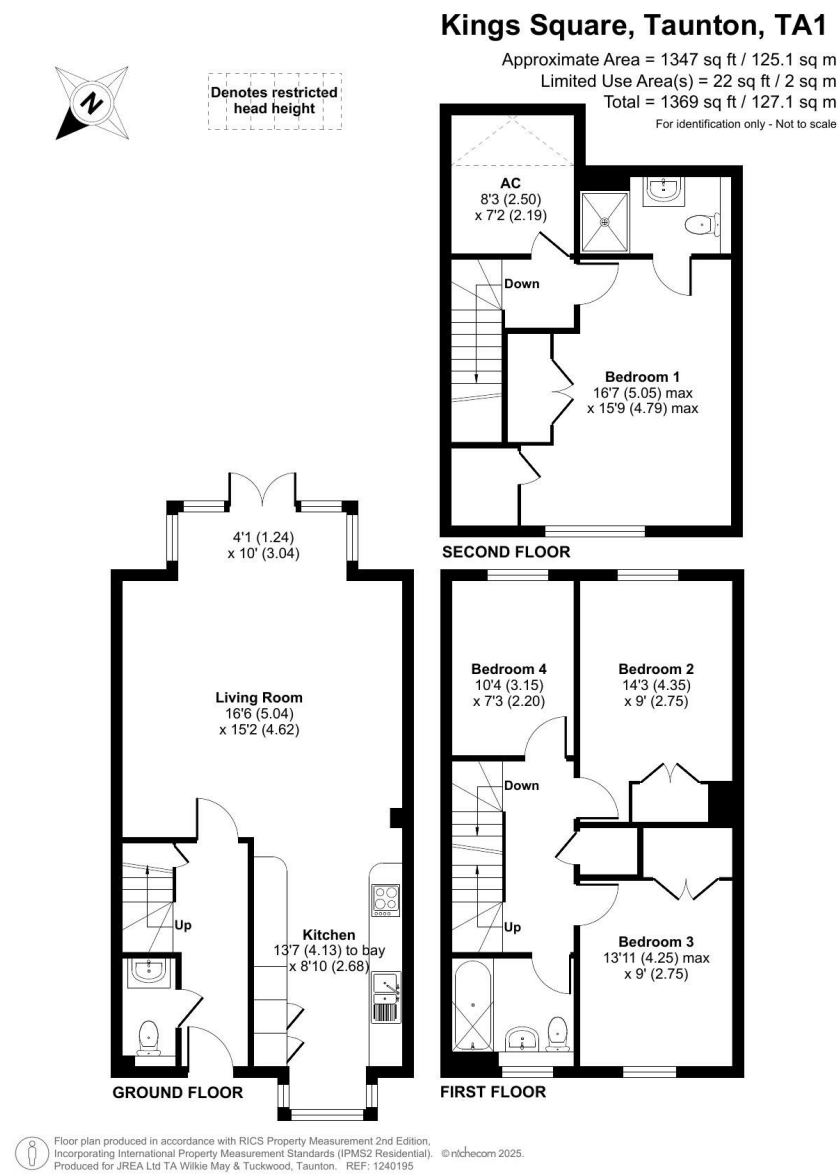


8 Kings Square, TA1 3FN
 £360,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Secure Gated Development
- Four Bedrooms
- Townhouse
- uPVC D/G & Gas C/H
- Off Road Parking

Situated in a secure gated development just off South Road, is this four bedroom, three storey modern townhouse.

The property, which we believe was constructed in 2016, is benefitted by uPVC double glazing and mains gas fired central heating and is conveniently situated with easy access to Taunton town centre, Vivary Park as well as Kings College, Richard Huish College and Bishops Foxes secondary school.



Internally, a front door leads into entrance hall with a cloakroom off. A generous size living/dining area is found at the rear of the property with double glazed French doors leading out onto the garden. The accommodation merges into a open plan kitchen, which is fitted with a matching range of wall and base units, work surfaces and upstands, integrated double oven, gas hob and extractor fan, integrated fridge/freezer, dishwasher and space for washing machine. From the hallway, a staircase leads to a first floor landing where you will find three bedrooms and a family bathroom. The bathroom comprises of wc, wash hand basin, bath with tiled surround and shower over.

From the first floor landing, a further staircase rises to the second floor bedroom which benefits from

double fitted wardrobes and a doorway through to an ensuite that comprises of wc, wash hand basin, double walk-in shower with shower over. Externally, the rear garden is fully enclosed via timber fencing and has been hard landscaped for ease of maintenance. The majority of the garden is laid to paving slabs with borders on both sides and a path leading to the rear gate. To the front is a brick pavior driveway providing off-road parking for one vehicle. There is a communal green space and play park in the centre of Kings Square for residents use.

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