

for sale

£200,000



## St. Margarets Court Taunton TA1 2UD

Commanding a desirable cul-de-sac position with the benefit of OFF-ROAD PARKING, this mid-terraced home offers TWO DOUBLE BEDROOMS and represents an ideal STARTER HOME or BUY TO LET investment opportunity. Located within easy reach of Taunton TOWN CENTRE and conveniently positioned for access to the

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# St. Margarets Court Taunton TA1 2UD

## Front Door

Leading to...

## Entrance Porch

The entrance porch provides a practical and welcoming first impression, offering an ideal space for storing coats and shoes before entering the main living accommodation.

## Lounge

A good-sized lounge enjoying a front-facing window, allowing natural light to enter the room. The space benefits from a radiator, stairs rising to the first floor, and useful understairs storage, making it a practical and comfortable main living area.

## Kitchen

The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space. There is a sink and drainer positioned beneath the rear-facing window, space for appliances, an integrated oven with hob and extractor over, a radiator, and a door providing access through to the conservatory/rear garden.

## Conservatory

The conservatory enjoys views over the rear garden and provides a useful additional reception space. Benefiting from windows to multiple aspects, the room allows plenty of natural light and offers direct access out to the enclosed rear garden.



## First Floor Landing

The first-floor landing provides access to the loft and doors leading into...

## Bedroom One

A good-sized double bedroom featuring a rear-facing window allowing natural light into the room, along with a radiator beneath. The room offers ample space for bedroom furniture and provides a comfortable main bedroom.

## Bedroom Two

Another good-sized double bedroom featuring a front-facing window allowing plenty of natural light, together with a radiator beneath. The room also benefits from laminate flooring, integrated storage and ample space for additional bedroom furniture.

## Bathroom

The upstairs bathroom is fitted with a suite comprising a shower cubicle, WC and wash hand basin. The room also benefits from wall-mounted storage and practical flooring.

## Outside

### Rear Garden

The enclosed rear garden is arranged for low-maintenance living, featuring a decked seating area and lawn. The garden is enclosed by timber fencing and benefits from gated rear access.

### Parking

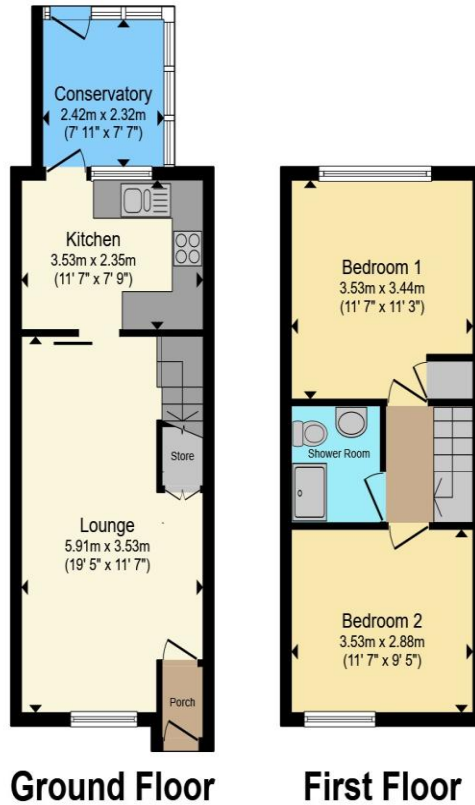
The property further benefits from one allocated off-road parking space.

## 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.





Total floor area 65.3 m<sup>2</sup> (703 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



To view this property please contact Connells on

**T 01823 334 433**  
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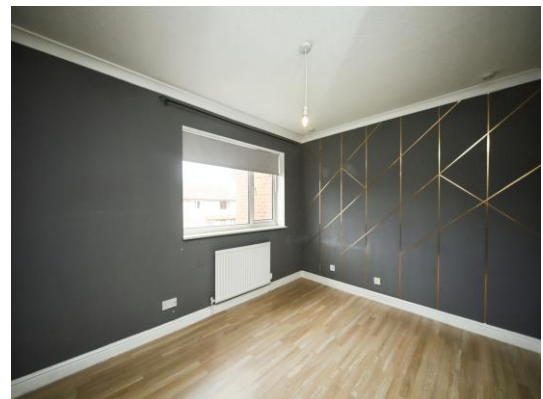
53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313615 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/TTN313615](https://www.connells.co.uk/Property/TTN313615)**



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