



Pyrland Fields, TAUNTON TA2 7EB


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Pyrland Fields, TAUNTON

This well-presented two-bedroom home offers a modern fitted kitchen, a bright and comfortable living space, and a contemporary bathroom. Outside, the property benefits from an enclosed rear garden and allocated parking

Situated within the sought-after Pyrland Fields development, this nicely presented two-bedroom home offers modern, well-balanced accommodation ideal for first-time buyers or downsizers.

The ground floor comprises an entrance hall, convenient cloakroom, and a spacious open-plan living area that seamlessly combines the lounge and kitchen space, creating a bright and sociable environment for everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation throughout.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor relaxation, along with two allocated parking spaces.

Please note the property is subject to a Section 106 Agreement. Early viewing is highly recommended to fully appreciate all this home has to offer.

Cloakroom

Double glazed window. Wash hand basin, WC, radiator.

Kitchen

12' Max x 11' 4" Max (3.66m Max x 3.45m Max)

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, electric oven with gas hob and extractor fan, space for fridge/freezer and washing machine.

Lounge

13' Max x 12' Max (3.96m Max x 3.66m Max)

Under stairs cupboard. Carpet. Patio doors.





Landing

Stairs from ground floor. Carpet. Radiator.

Bedroom One

12' x 8' 8" (3.66m x 2.64m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Two

12' Max x 9' 5" Max (3.66m Max x 2.87m Max)

Double glazed window to front. Airing cupboard housing the combi boiler. Carpet. Radiator.

Bathroom

The bathroom has a white comprising of a wash hand basin, WC, bath with shower over, part tiled.

Rear Garden

The rear enclosed garden is laid mainly to lawn with a patio area and path to garden shed and rear gate.

Agents Note

The property is subject to a 106 Agreement dated 30 June 2017. Potential buyers will need to meet the local connection and financial criteria. Please ask the branch for further details.

Please note that you are unable to sublet this property.



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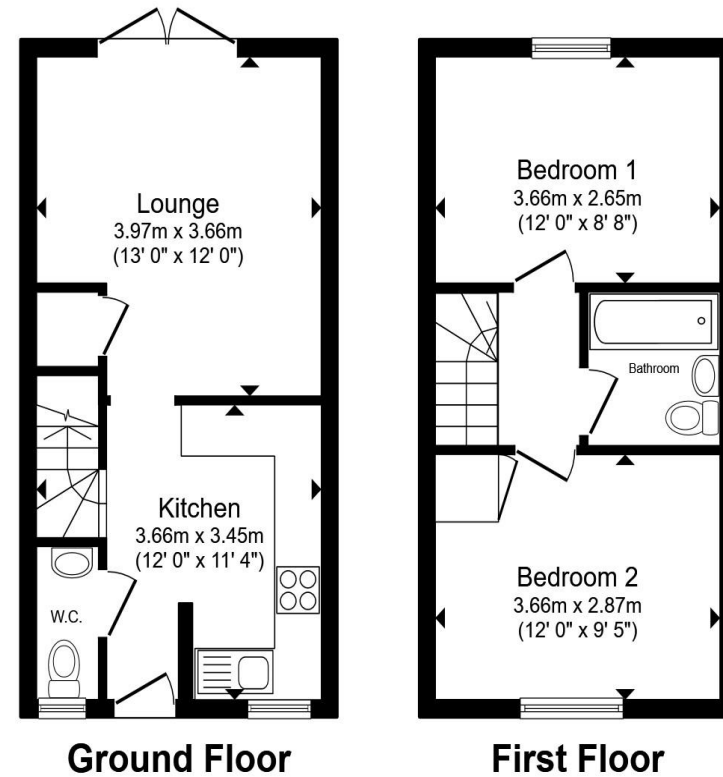
Pyrland Fields, TAUNTON

- Two Bedroom Mid Terrace
- Open Plan Living
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Two Parking Spaces

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£182,000



Total floor area 55.0 m² (593 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

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Property Ref:
TAU109474 - 0002

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