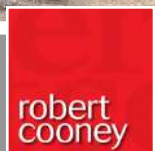




45 James Walk Hillyfields, Taunton TA1 2LX

£385,000



Situated in the ever popular Hillyfields development is this immaculately presented 3 bedroomed, double fronted detached house built by award winning C G Fry & Son with South facing enclosed garden to the rear, home office and private gated driveway parking.





Features

- Entrance Hall
- Living Room with French doors to garden
- Fitted Kitchen / Breakfast Room
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further Bedrooms
- Family Bathroom

- Enclosed South facing garden to rear with Home Office
- Private gated driveway parking
- Double glazing
- Gas central heating

- Council tax band E

- What3words:
///spectacle.scale.proposes

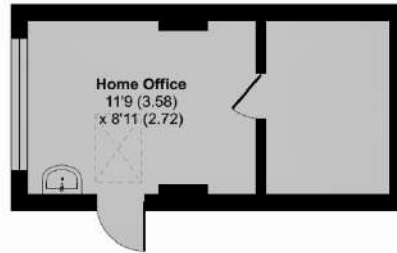
45 James Walk, Dunkleys Way, Taunton, TA1 2LX

Approximate Area = 1161 sq ft / 107.8 sq m

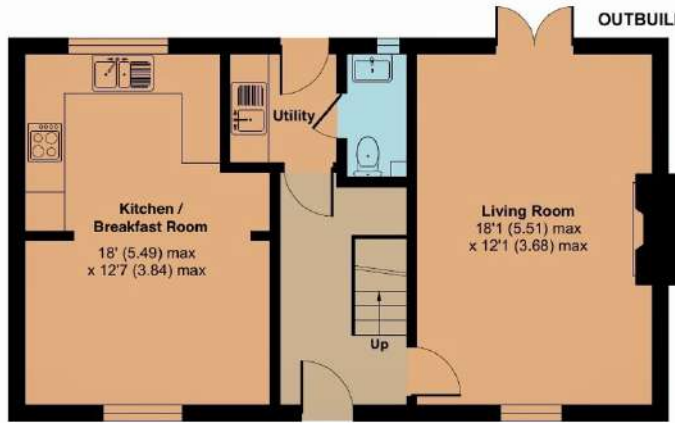
Outbuilding = 166 sq ft / 15.4 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Robert Cooney. REF: 1030225



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**