



25 Wesley Close, Taunton TA1 4YA
£275,000

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Impressive interior / Three bedrooms / Garage and garden

An impressive and unusual three bedrooned house located in a quiet cul-de-sac close in Galmington. The property is ideally located for Musgrove Park Hospital and falls within the Castle School catchment.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is accessed on foot from the parking through a front garden to the front entrance hall. The entrance hall then leads to a large ground floor cloakroom, a fitted kitchen and a two part reception room to the rear, which features a sitting room and a dining area. There are then stairs up to three double bedrooms and a shower room. The master bedroom has an en-suite shower and also built-in wardrobes. The property is served by gas central heating and is double glazed and also has the benefit of having parking outside the front gate and access to a single garage. Ideally located for Castle School and Musgrove Park Hospital, this is deemed ideal for first time buyers, investors and family buyers alike. An internal viewing is highly recommended.

74.6 Approximate square footage

Quite residential close location

Manageable front garden

Garage and parking

Two reception rooms

Ground floor cloakroom

Three double bedrooms

En-suite and family bathroom

Castle catchment

Close to open green spaces

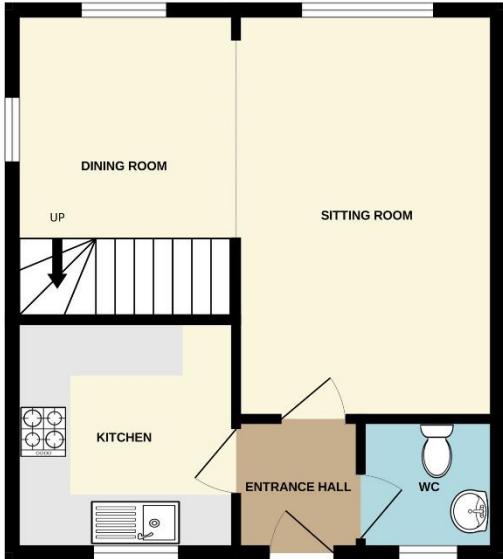




Entrance Hall	5' 3" x 4' 10" (1.59m x 1.48m)
Cloakroom	5' 4" x 5' 3" (1.63m x 1.59m)
Kitchen	9' 1" x 8' 6" (2.77m x 2.59m)
Sitting Room	15' 9" x 10' 4" (4.80m x 3.15m) Opening to;
Dining Area	12' 2" x 8' 6" (3.71m x 2.59m) Stairs leading to the first floor.
First Floor Landing	11' 5" x 3' 5" (3.47m x 1.03m) Airing cupboard.
Bedroom 1	12' 2" x 9' 1" (3.71m x 2.77m) Built-in wardrobes. Access to;
En-suite	7' 1" x 5' 10" (2.16m x 1.79m)
Bedroom 2	11' 8" x 8' 7" (3.55m x 2.61m) Storage cupboard.
Bedroom 3	8' 7" x 7' 5" (2.61m x 2.26m)
Family Bathroom	8' 9" x 4' 5" (2.67m x 1.35m)
Outside	To the front of the property is a very mature and private courtyard garden which benefits from a great deal of natural sunlight. Garage in a nearby block across the path.



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.