



Standfast Place | Taunton | TA2 8QG

£207,500



WILSONS

ESTATE AGENTS

Tucked away in the sought after area of Nerrols Farm Taunton. This charming terraced home offers an excellent balance of comfort, convenience, and access to nearby green spaces and parks.

Spanning approximately 581 square feet, the property boasts a well-proportioned layout, including a welcoming reception room, perfect for both relaxing and entertaining.

The home features two comfortable bedrooms, making it ideal for a family, first-time buyers, or those looking for manageable living space. The bathroom is well-appointed and designed to meet everyday needs. Built in 1992, the property has been well maintained, providing a modern and move-in-ready environment.

A particular highlight is the private rear garden, offering a peaceful outdoor retreat, ideal for gardening or enjoying time outside. The property also benefits from a garage, providing additional storage or secure parking, along with off-road parking for up to two vehicles.

With its attractive features and desirable location, this property presents a fantastic opportunity and is sure to appeal to a wide range of buyers or tenants.

Kitchen

8' 0" x 7' 10" (2.43m x 2.40m)

The kitchen is practical, measuring 2.43 by 2.40 metres. It is fitted with cream cabinetry and contrasting dark work surfaces. A window above the sink allows natural light to flood in, and the tiled floor and splashbacks provide a clean and tidy finish. There is space for essential appliances.

Living Room

16' 11" x 11' 11" (5.16m x 3.62m)

This welcoming living room measures 5.16 by 3.62 metres, offering plenty of space for relaxation and entertaining. It features a bright and airy atmosphere with sliding door that opens onto the rear garden, creating a seamless connection between indoor and outdoor living. The room comfortably accommodates a sofa and dining area, with stairs leading to the first floor positioned neatly to one side.





Bedroom 1

11' 11" x 11' 10" (3.64m x 3.60m)

Bedroom 1 is a spacious double room measuring 3.64m by 3.60m. It features a built-in wardrobe and enjoys plenty of natural light from a large window. There is ample space for a double bed along with additional furnishings. The neutral décor and soft carpeting create a calm and relaxing atmosphere, making it an ideal principal bedroom.

Bedroom 2

10' 8" x 6' 11" (3.25m x 2.10m)

Bedroom 2 is a smaller room measuring 3.25m by 2.10m, making it well suited as a single bedroom or home office. It benefits from a window that allows for good natural light and includes a built-in wardrobe for convenient storage. The room comfortably accommodates a single bed, along with a desk and shelving unit, offering a practical and versatile space.

Bathroom

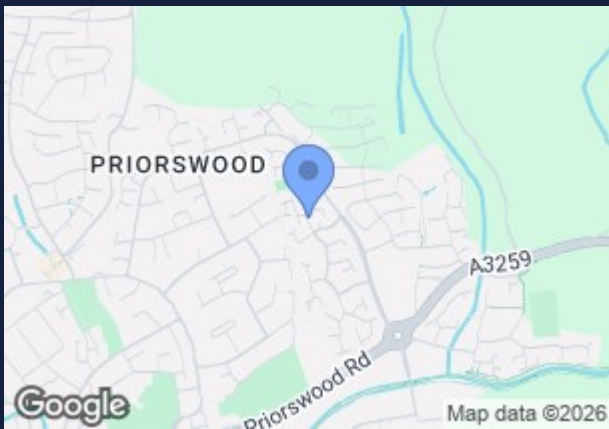
The bathroom offers a clean and functional space with a white suite including a bathtub with an overhead shower, a basin, and a toilet. Neutral tiling lines the walls and floor, and a window above the toilet provides natural light and ventilation. A glass shower screen adds a modern touch while keeping the space practical.

Rear Garden

The rear garden is a well-proportioned outdoor space with a paved patio area adjacent to the house, perfect for alfresco dining or relaxing. Beyond the patio, a lawn extends to the back, bordered by wooden fencing for privacy. The garden receives plenty of natural light, making it an inviting spot for outdoor activities or gardening.

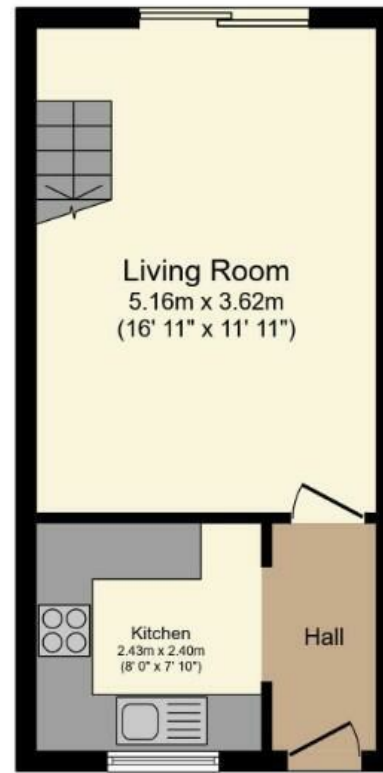
Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required 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.

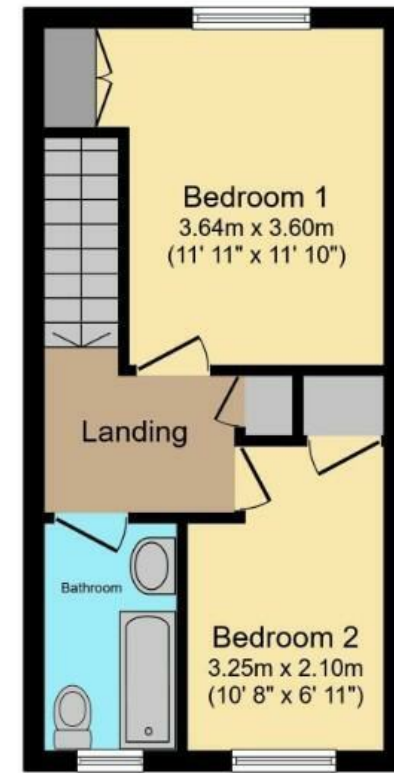


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

- Two bedrooms
- Garage and 2 car driveway
- Spacious reception room
- Private rear garden
- Double glazing
- Terraced house
- Modern bathroom
- New boiler
- No Chain
- Viewing recommended

Council Tax Band **B**

EPC Rating **C**



SCAN ME