



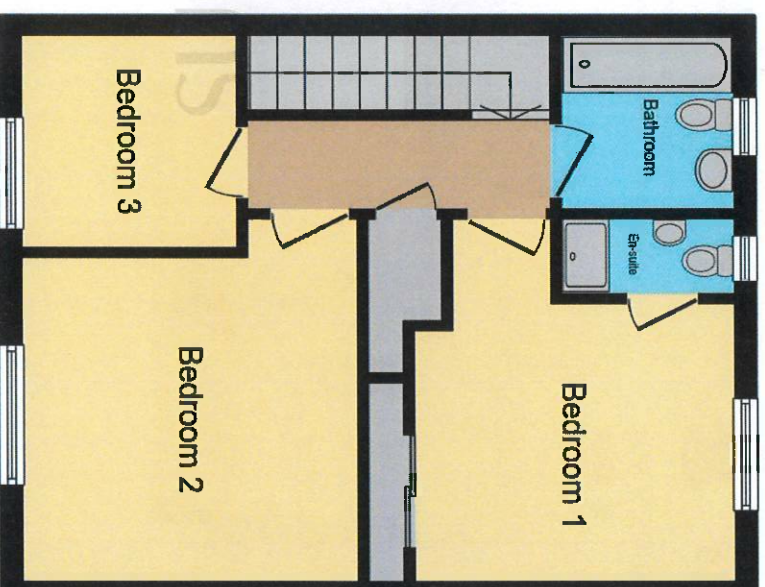
Calder Crescent, TAUNTON TA1 2NH

welcome to
Calder Crescent, TAUNTON
OFFERED WITH NO ONWARD CHAIN. Detached Family Home. Ample Parking and Garage. Secluded Rear Garden. En-suite to Master.





Ground Floor



First Floor

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.foxcalagenil.com

Entrance Hall

Lounge

13' 3" x 13' 1" (4.04m x 3.99m)

Dining Room

9' 10" x 9' 5" (3.00m x 2.87m)

Kitchen

9' 9" x 9' 6" (2.97m x 2.90m)

Utility Room

7' 8" x 7' 7" (2.34m x 2.31m)

Cloakroom

Landing

Bedroom 1

10' 2" x 10' 1" (3.10m x 3.07m)

En-Suite

Bedroom 2

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom 3

7' 7" x 7' 3" (2.31m x 2.21m)

Bathroom

Garage

Parking

Rear Garden

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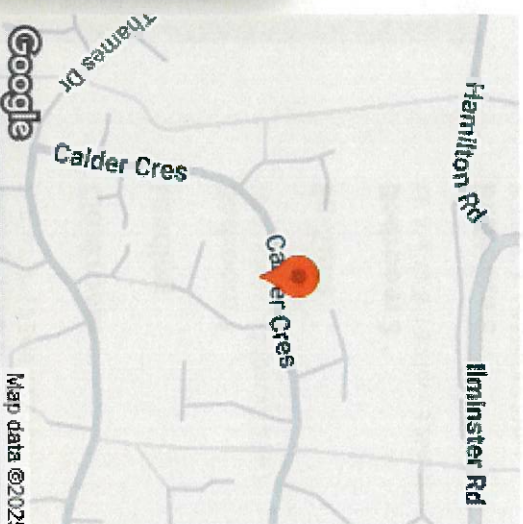
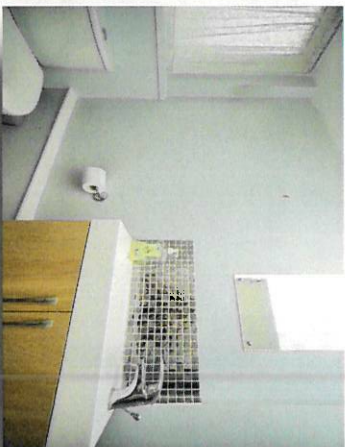
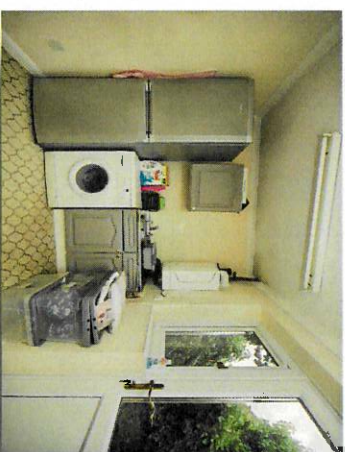
- NO CHAIN!
- Ample parking and Garage
- Enclosed Rear Garden
- Two separate Reception Rooms and Utility
- En-suite to master

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£300,000



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Property Ref:
TAU107901 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons

01823 286161

taunton@fox-and-sons.co.uk

52 East Street, TAUNTON, Somerset, TA1 3NA

fox-and-sons.co.uk