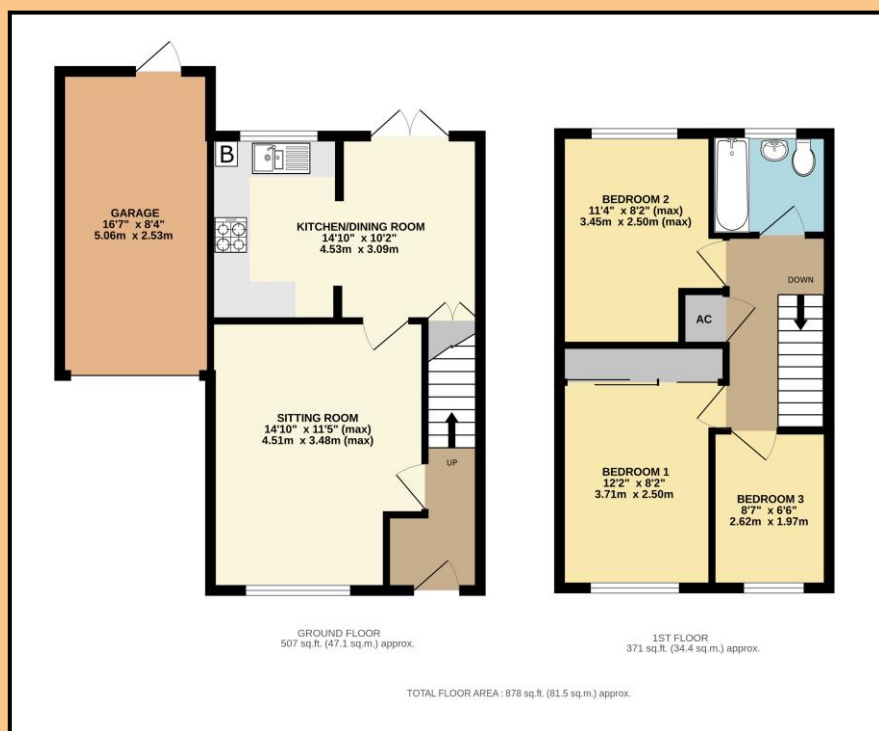




To Let: £1400 pcm Un-Furnished Arun Grove, Taunton, Somerset TA1 2NR

Situated within the quiet cul-de-sac of Arun Grove on the popular Blackbrook development is this well presented 3 bedroom semi detached property with garage, off road parking and an enclosed rear garden. The property comprises; entrance hall, sitting room, kitchen/dining room with garden access and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating. Council Tax: C. EPC: C (70). READY NOW.



Entrance

Approach to the part double glazed uPVC front door with storm canopy and outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and a wall mounted thermostat. Door to:

Sitting Room: 14' 10" x 11' 5" (4.51m x 3.48m) (max)

Double glazed window to the front aspect, wall mounted radiator and a TV point. Door to:

Kitchen/Dining Room: 14' 10" x 10' 2" (4.53m x 3.09m)

Fitted with a range of wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built-in oven with a four burner gas hob and stainless steel chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Wall mounted gas fired boiler and a double glazed window to the rear aspect.

The dining area benefits from double glazed french doors opening to the rear garden and a wall mounted radiator. Built-in under stairs storage cupboard.

First Floor Landing

With a built-in cupboard housing the hot water cylinder tank. Access to the roof and doors to all first floor rooms.

Bedroom 1: 12' 2" x 8' 2" (3.71m x 2.50m) (max)

Double glazed window to the front aspect, wall mounted radiator and a telephone point. Built-in triple wardrobe with sliding doors.

Bedroom 2: 11' 4" x 8' 2" (3.45m x 2.50m)

Double glazed window to the rear aspect and a wall mounted radiator.

Bedroom 3: 8' 7" x 6' 6" (2.62m x 1.97m)

Double glazed window to the front aspect and a wall mounted radiator.

Bathroom: 6' 5" x 5' 7" (1.95m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and electric shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, wall mounted radiator and an extractor.

Garage: 16' 7" x 8' 4" (5.06m x 2.53m)

An attached single garage with an up and over door heading the off road parking space. Rear access door from the garden, space and plumbing for a washing machine, power and light connected.

Outside

The front door is approached via a short path and the small garden area is laid to grass with a border planted with a mature shrub. The garage and off road parking is to the side.

The west facing level rear garden is fully enclosed by timber fencing and benefits from a paved patio heading the dining area doors leading onto the main lawn. A timber decked seating space is in one corner at the rear boundary with also a timber shed.

Tenure: Un-Furnished Let.

Council Tax: Band C

Energy Performance Rating: Band C (70)

Services:

Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole letting agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Letting Requirements

1 Months rent in advance (£1400.00) along with 5 weeks rent (£1515.00) by way of deposit to be lodged with the Deposit Protection Scheme.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

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Independent Estate and Letting Agents

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