

for sale

£210,000



## Standfast Place Taunton TA2 8QG

Occupying an impressive **ELEVATED POSITION** in the popular Nerrols farm development on the North-east side of Taunton and located at the end of a popular **CUL-DE-SAC** this attractive mid-terrace starter home also has an appealing **6% RENTAL YIELD**.



# Standfast Place Taunton TA2 8QG

## Front Door

Leading to...

## Entrance Hall

Radiator.

## Lounge / Diner

Stairs rise to the first-floor. Radiators.

## Kitchen

Double glazed window to front. Wall-mounted boiler. Equipped with a range of wall and base-mounted units with rolltop work

surfaces including a sink and drainer with mixer tap, integrated electric oven and gas hob with cooker hood over. Partial tiling. Recess and plumbing for an automatic washing machine.

## First Floor Landing

Attic hatch. Recessed cupboard.

## Bedroom One

Double glazed window to rear. Radiator. Double built-in wardrobe.

## Bedroom Two

Double glazed window to front. Radiator. Recessed wardrobe.



## Bathroom

Comprising low-level WC, bath with shower panel and integral shower over. Obscure double glazed window to front. Pedestal wash hand basin. Radiator. Shaver point. Partial tiling. Extractor fan.

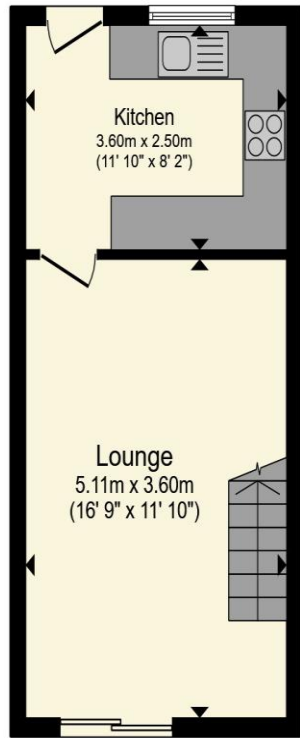
## Rear Garden

An enclosed garden laid to patio and lawn with a useful wooden storage shed.

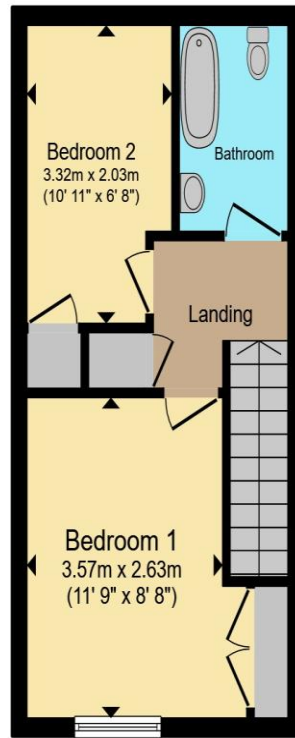
## Parking

Accessed via the adjoining coach house with allocated 'side by side' parking provision for two cars.





**Ground Floor**



**First Floor**

Total floor area 55.5 m<sup>2</sup> (598 sq.ft.) approx

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.propertybox.io



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Property Ref: TTN313313 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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