



20 Taunton Road, Bourne

Guide Price £180,000

 **NEWTON FALLOWELL**

20 Taunton Road

Bourne

Situated within the highly sought-after Elsea Park development, this modern two-bedroom end-terrace property offers well-presented and practical accommodation throughout. The property benefits from an impressive open-plan kitchen/living/dining room, downstairs WC, useful utility cupboard, two double bedrooms, and a modern three-piece family bathroom.

Upon entering the property, you are welcomed into the entrance area, which provides access to a useful utility cupboard with plumbing for a washing machine and space for a tumble dryer, along with a separate downstairs WC.

The entrance area leads through to the spacious kitchen/living/dining room, creating a bright and sociable space ideal for both everyday living and entertaining. The kitchen is fitted with a range of integrated appliances, while French doors provide an attractive outlook over and direct access to the west-facing rear garden.

To the first floor, the landing provides access to two well-proportioned double bedrooms, together with a three-piece family bathroom.

Externally, the property benefits from multiple off-road parking spaces to the front. Gated side access leads through to the west-facing rear garden, which has been designed for ease of maintenance and is predominantly laid out to patio and artificial lawn.

An excellent opportunity to acquire a modern home within the popular Elsea Park development, offered for sale with **NO ONWARD CHAIN**.

Council Tax band: A

Tenure: Freehold





Hall

5' 1" x 5' 3" (1.56m x 1.60m)

WC

4' 1" x 4' 11" (1.25m x 1.50m)

Kitchen

9' 5" x 13' 1" (2.87m x 3.99m)

Lounge Diner

11' 11" x 13' 1" (3.63m x 3.99m)

Landing

Bedroom One

10' 4" x 13' 1" (3.14m x 3.99m)

Bedroom Two

8' 3" x 13' 1" (2.52m x 3.99m)

Bathroom

6' 7" x 6' 6" (2.01m x 1.99m)



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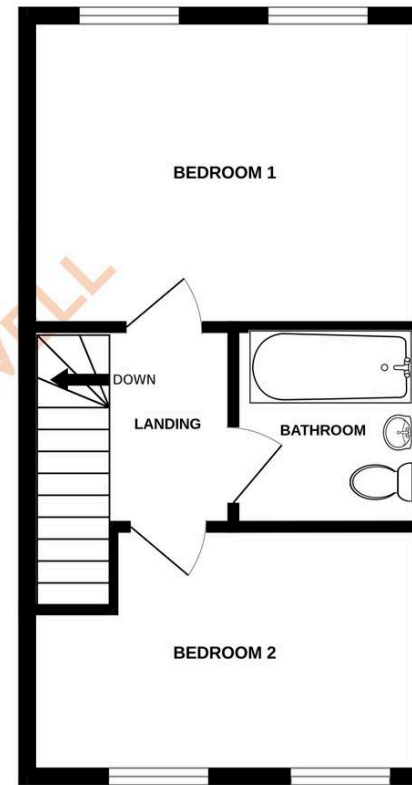


NEWTON FALLOWELL

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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Newton Fallowell - Bourne

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