

for sale

£270,000



## Buckland Road Taunton TA2 8EP

A well-presented and extended **THREE DOUBLE BEDROOM SEMI-DETACHED** family home, ideally located close to **LOCAL AMENITIES**. Benefiting from **OFF-ROAD PARKING**, this spacious property offers flexible accommodation ideal for modern family living. A viewing is highly recommended!



# Buckland Road Taunton TA2 8EP

## Front Door

Leading to...

## Entrance Hall

Doors through to...

## Lounge

A bright and spacious lounge, ideal for relaxing and entertaining, with ample space for both seating and a dining area. Finished in a modern neutral style with attractive wood-effect flooring, the room is flooded with natural light from the large window overlooking the garden and benefits from a radiator for comfort.

## Kitchen / Dining Room

A modern and spacious kitchen/dining room, ideal for family life and entertaining, fitted with a stylish range of units and generous worktop space. The room benefits from an integrated dishwasher, a freestanding cooker with extractor, and a sink set beneath a window overlooking the rear garden. There is ample space for a dining table, with doors opening out to the garden for easy indoor/outdoor living.

## First Floor Landing

Landing with access to the part-boarded loft space, integrated storage, and doors leading into...

## Bedroom One



A double bedroom featuring a large window providing plenty of natural light. The room offers good space for a double bed and freestanding furniture, finished with wood-effect flooring and benefiting from a radiator for comfort, along with integrated storage.

### Bedroom Two

A well-presented double bedroom with a rear-facing window providing plenty of natural light. Finished in a modern neutral style with wood-effect flooring, the room offers good space for freestanding furniture and benefits from a radiator for comfort.

### Bedroom Three

Another bright and well-proportioned double bedroom featuring two windows providing plenty of natural light. Finished in a modern neutral style, the room offers good space for freestanding furniture and benefits from a radiator for comfort, with access to a separate loft space.

### Bathroom

A modern family bathroom fitted with a white suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC. The room also benefits from a heated towel rail and an obscured window providing natural light and ventilation.

### W.C / Utility Room

A useful separate W.C and utility space, fitted with a wash hand basin and W.C., along with a generous run of worktop and space for laundry appliances. The room also benefits from wall-mounted storage and an obscured window providing natural light and ventilation.

### Outside

### Rear Garden

A private rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. The garden is enclosed with established planting to the boundaries and further benefits from a large side shed providing excellent storage.

### Parking

To the front, the property benefits from a driveway providing off-road parking, with additional gravelled frontage for further parking if required. There is also a covered carport, offering sheltered access and practical storage space.

### Agents Note

We believe this property to be Laing Easiform (non-standard) construction.

### Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





**Ground Floor**



**First Floor**

Total floor area 90.3 m<sup>2</sup> (972 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



To view this property please contact Connells on

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Property Ref: TTN313517 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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