

for sale

offers in excess of **£270,000**



Northleigh Road Taunton TA1 2XX

Located in the favoured TRINITY AREA of Taunton this wonderful 1930's style bay fronted home has been significantly improved by the current owners yet still offers SUPERB POTENTIAL.



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Front Door

Leading to...

Entrance Hall

Understairs storage cupboard and pantry.

Lounge

Double-glazed bay window to front. Open fireplace.

Dining Room

Double glazed window to rear. Archway through to the ...

Kitchen Area

Double glazed side aspect window. Wall and base units with rolltop work surfaces, including a one and a half bowl sink and drainer with mixer tap. Recesses include gas and electric cooker points and plumbing for a slimline dishwasher.

Utility / Outer Lobby

Obscure double glazed window to rear. Double glazed door providing access to outside. Rolltop work surface, Base units, sink and drainer, plumbing for an automatic washing machine.

Cloak Room

Suite comprising low-level WC, wash hand basin, obscure double



glazed window to rear.

First Floor Landing

Attic hatch. Obscure double glazed window to side.

Main Bedroom

Double glazed window to rear. Double built-in wardrobe and recessed cupboard.

Bedroom Two

Double glazed window to front.

Bedroom Three

Double glazed window to front.

Bathroom

Obscure double glazed window to rear. Suite comprising low-level WC, wash hand basin and bath with wall-mounted electric shower over.

Rear Garden

A real feature of this property is the generous and enclosed garden, laid initially to hardstanding, stone chippings, with hard standing pathway. The garden is predominantly laid to lawn and is enhanced by an established arrangement of plants, shrubs, flowers and trees.

Garage

Located to the side of the property within the garden, with storage area, power, light and up-and-over door.

Parking

Driveway to the front of the property providing off road parking.





Ground Floor



First Floor

Total floor area 85.1 m² (916 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: TTN313545 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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