



6 Edward Court



# 6 Edward Court

Plais Street, Taunton, TA2 7DX

Taunton Town Centre 1 mile, Train Station 0.5 mile

**A three bedroomed semi-detached town house with garden, parking and car port**

- Sought after area
- Fitted kitchen
- Master suite with shower and dressing rooms
- Garden
- Council Tax band C
- Sitting/dining room
- Cloakroom
- Two further bedrooms & bathroom
- Parking and car port
- Freehold

**Guide Price £240,000**

## **SITUATION**

Set in a sought-after residential area on the north-eastern edge of Taunton, Edward Court offers excellent access to the town centre, mainline railway station, and M5 (Junction 25).

Taunton boasts a wide range of shops, schools, and leisure facilities, with direct trains to London Paddington in under two hours.

## **DESCRIPTION**

A three-bedroom semi-detached townhouse arranged over three floors, offering light, spacious accommodation throughout.



## ACCOMMODATION

To the ground floor there is a modern kitchen with integrated oven, hob, and extractor, an open-plan lounge/dining room with patio doors to the garden, and a cloakroom and useful under-stairs storage.

To the first floor there are two well-proportioned bedrooms and a contemporary family bathroom with shower over bath.

To the second floor is the generous primary bedroom with en-suite shower room and dressing area.

## OUTSIDE

The enclosed rear garden is private and low-maintenance, featuring patio slabs and mature planting, with direct access to the car port and car parking space to the rear.

## SERVICES

Mains gas, electricity, water, and drainage. Ultrafast Broadband available (Ofcom), Mobile coverage available (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed along North Street, over the River Tone and bear right at the second set of traffic lights into Station Road. Continue into Kingston Road bearing right at the triangle into St Andrew's Road and then Priorswood Road taking the next right into Plais Street just before the Tesco Express. The property and access to the parking will be found immediately on the left hand side.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk).



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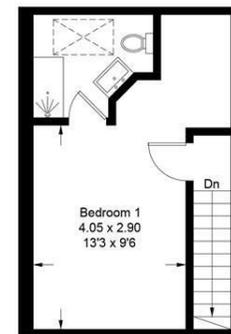
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	85
EU Directive 2002/91/EC			

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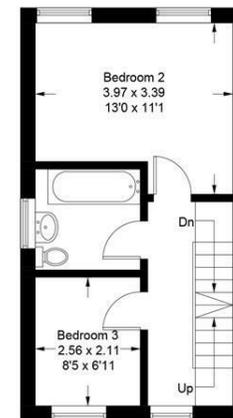
Approximate Gross Internal Area = 79.2 sq m / 853 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259393)



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