



47 Merton Road Rumwell, Taunton TA4 1FE

£297,500

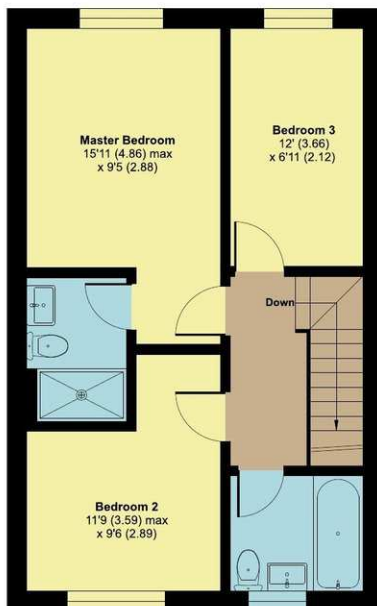


47 Merton Road, Rumwell, Taunton, TA4 1FE

Approximate Area = 934 sq ft / 86.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Features

- Entrance Hall
- Living Room with French doors to garden
- Fitted Kitchen / Dining Room
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 2 further Bedrooms
- Bathroom
- Enclosed South-East facing garden to rear
- Driveway parking
- Gas central heating
- Double glazing
- Remainder of NHBC warranty
- Management Charge TBC
- Council tax band C
- What3words: [///react.stores.landed](https://www.what3words.com////react.stores.landed)

A well presented 3 bedroomed semi-detached house with enclosed South-East facing garden to rear and driveway parking situated in this popular location just 2.5 miles to the West of the town centre. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone: 01823 230230

E-mail: taunton@robertcooney.co.uk

Website: robertcooney.co.uk

**robert
cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.