



Luttrell Close | | Taunton | TA2 8SA

Asking Price £225,000



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ESTATE AGENTS

Located in Priorswood, at the end of a quiet cul-de-sac, this modern 3-bedroom semi-detached family home is now in need of some updating. The property features a driveway on one side, with additional off-road parking behind double gates and, subject to necessary consents and planning permissions, potential to extend on the side.

Conveniently situated within close proximity to amenities such as a Co-op, post office, various bus services, and the popular Pyrland School.

The accommodation spans two floors and includes an entrance porch leading into a spacious lounge, which features a staircase to the first floor, a fireplace, a front-facing window, and a door opening into the kitchen/dining area. The kitchen is equipped with a range of basic units and has a door providing access to the rear garden.

Upstairs, there are three bedrooms and a bathroom. The house benefits from double glazing and gas heating.

Externally, the property has a small front garden with a side gate accessing the rear garden, which offers a generous patio area with a step up to a raised lawn, enclosed by low-level shrub and flower bed borders.

Offered for sale with no onward chain, this is undoubtedly a property worth arranging a viewing for as soon as possible.

- Modern semi detached house
- Requiring updating
- Kitchen/dining room
- A pleasant enclosed rear garden
- Room to extend subject to PP & consents
- 3 bedrooms
- Large lounge
- Double glazing and gas heating
- Off road parking
- No chain





### Lounge

18'3" x 14'5" (5.56m x 4.40m)

This spacious lounge offers a generous area to relax and entertain, featuring neutral walls and carpeting. The staircase with a wooden banister leads to the first floor, and a window at the front lets in natural light, enhancing the welcoming feel of the room.

### Kitchen/Diner

14'6" x 9'5" (4.41m x 2.88m)

The kitchen/diner provides a practical space for cooking and dining, with wood-effect cabinetry and work surfaces arranged in an L-shape. There is a door to the garden and a window above the sink area, allowing light to flood in. The room offers ample potential for a dining table to enjoy family meals.

### Bedroom 1

13'8" x 8'2" (4.16m x 2.49m)

Bedroom 1 is a comfortable double room fitted with built-in wardrobes on either side, providing good storage. The room is carpeted and has a large window that fills the space with natural light, creating a calm and restful atmosphere.

### Bedroom 2

9'10" x 8'2" (2.99m x 2.49m)

Bedroom 2 is a well-proportioned room with a large window overlooking the outside. The light carpet and neutral walls create a bright and airy feel, suitable for a single or double bed and additional furniture.

### Bedroom 3

8'0" x 5'10" (2.43m x 1.79m)

Bedroom 3 is a smaller room with a single window and fitted with a blue carpet and light walls. This would make an ideal child's bedroom, home office, or study space.

### Bathroom

6'8" x 5'10" (2.03m x 1.79m)

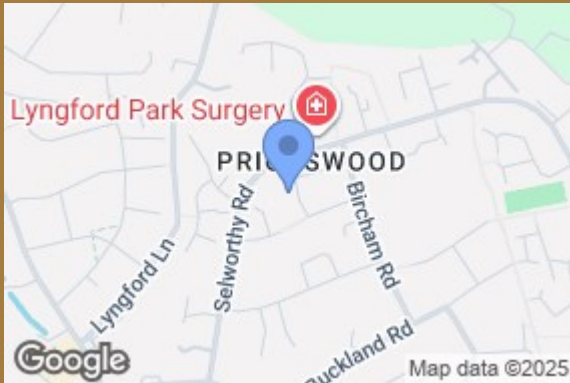
The bathroom features a traditional suite with a bath, washbasin, and toilet. The walls have partial tiling around the bath area, and a window provides natural light and ventilation.

### Rear Garden

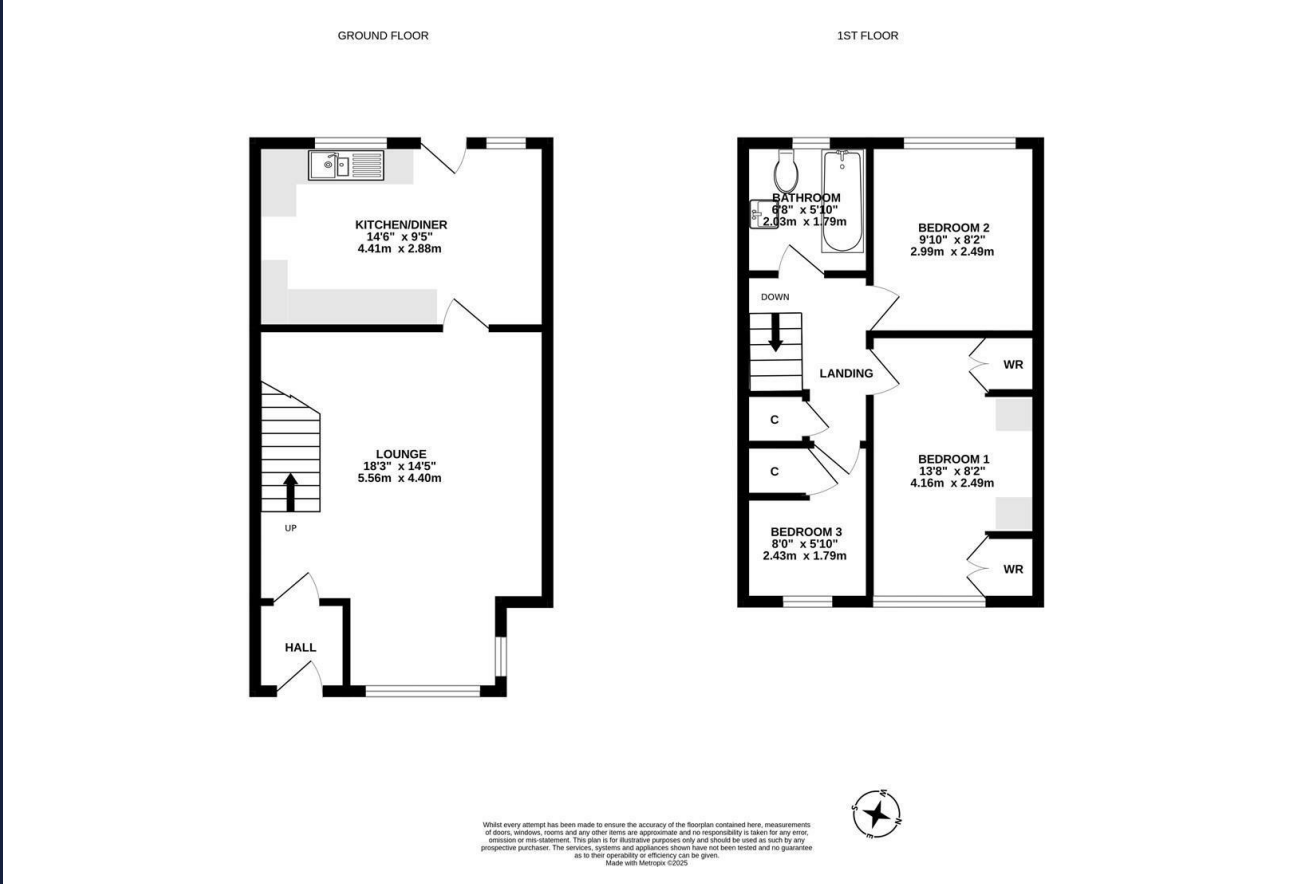
This rear garden extends from the back of the property, enclosed by wooden fencing. It has a lawned area with some mature plants and shrubs, plus a paved patio section ideal for outdoor seating. The garden provides a private and peaceful outdoor space perfect for relaxing or entertaining.

### Front Exterior

The exterior of this semi-detached home features a modest front garden with shrubs and a lawn, complemented by a paved driveway providing parking space. The brick-built facade and pitched roof offer a classic suburban appearance, blending well with neighbouring properties.



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



Council Tax Band C    EPC Rating

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