

for sale

£280,000



## Eaton Crescent Taunton TA2 7UE

Presented to the market this spacious **THREE BEDROOMED**, End of Terraced home within easy reach of **TAUNTON STATION** and the Town Centre. Boasting private garden and **DRIVEWAY PARKING**.

A perfect First Time Buy or Buy to Let!  
Viewing is essential!



# Eaton Crescent Taunton TA2 7UE

## Entrance Porch

Internal door through to the...

## Hall

Stairs rising to the first floor and wall-mounted radiator. Doors to the Front Lounge and W.C.

## Lounge

The Lounge at the front of the property features a large window to front aspect, television point and wall-mounted radiator.

## W.C.

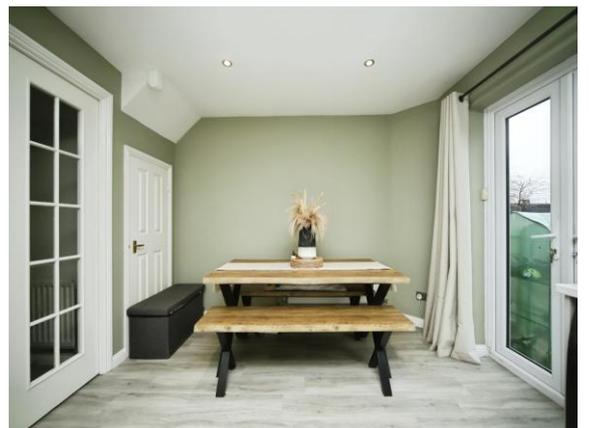
Low level W.C and pedestal wash hand basin. Window to front aspect.

## Kitchen

An excellently presented and generously sized Kitchen with a range of wall units, base units and drawers. Work surfaces incorporating a sink with drainer and induction hob with cooker hood over. Built-in electric oven and dishwasher. Inbuilt fridge/freezer, washing machine. Wall-mounted gas boiler.

## First Floor Landing

Access into the loft space. Doors to all three bedrooms and the Bathroom.



## Bedroom 1

Double bedroom, wall-mounted radiator and window to rear aspect.

## Bedroom 2

Double bedroom with wall-mounted radiator and window to front aspect.

## Bedroom 3

Wall-mounted radiator and window to front aspect.

## Bathroom

A beautifully presented bathroom suite comprising bath with mixer tap and rainfall shower over, low level W.C and wash hand basin and window to rear aspect.

## Front Garden

A small front garden laid to lawn with some mature shrubs/bushes.

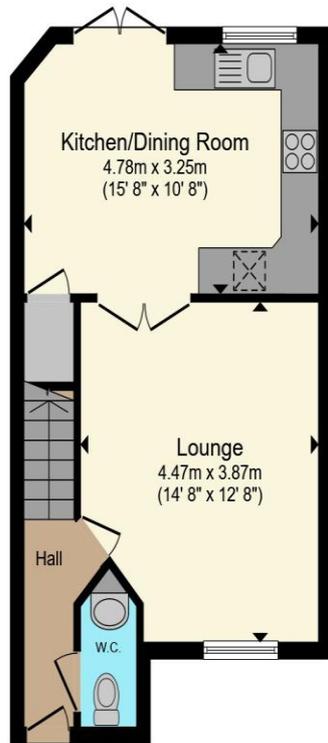
## Rear Garden

To the rear of the property is an attractive good size garden. The particularly sunny garden also has an outside tap and side access via a wooden gate.

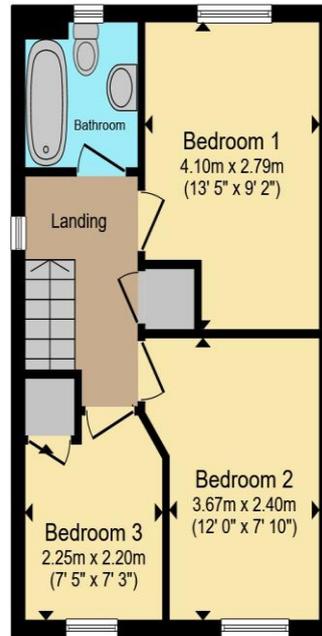
## Parking

Off road parking for two cars to the left hand side of the property.





**Ground Floor**



**First Floor**

Total floor area 74.9 m<sup>2</sup> (806 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



**directions to this property:**

At the Wickes Roundabout head north over the O'Bridge Viaduct and take the first exit at the next roundabout onto Priorswood Road. Turn left before the Tesco Express onto Heavitree Way and turn left again onto Eaton Crescent. Follow the road and the property will be found on the left hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

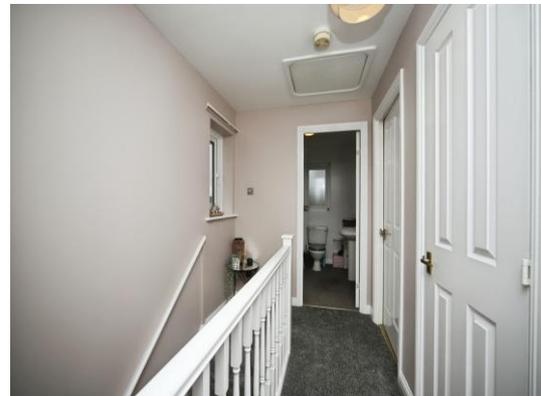
53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313538 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

**view this property online [connells.co.uk/Property/TTN313538](http://connells.co.uk/Property/TTN313538)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)