

for sale

£260,000



Ashbourne Crescent Taunton TA1 2RA

An EXCITING OPPORTUNITY to acquire a THREE DOUBLE BEDROOM extended family home in the popular BLACKBROOK AREA, offering excellent access to LOCAL AMENITIES and the M5 Motorway. The property boasts a PRIVATE DRIVEWAY and would make a superb FIRST TIME PURCHASE or BUY TO LET investment. Viewing is high



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Front Door

Leading to...

Entrance Porch

A good-sized entrance porch, ideal for storing coats and shoes. Door leading into...

Kitchen / Dining Room

A well-appointed fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen features a gas hob with extractor hood over, double oven, and an inset sink with drainer positioned beneath a rear-aspect window, alongside an integrated fridge-

freezer and integrated dishwasher. A further door provides direct access to the rear garden.

The extended dining room is a bright and spacious area, perfect for family meals and entertaining, with ample space for a large dining table and additional furniture, finished with wood-effect flooring. The room is flooded with natural light via a rear window and sliding patio doors which open straight onto the garden, creating a lovely indoor-outdoor flow.

Lounge

A generously proportioned lounge offering a bright and comfortable living space, with a large front-aspect window allowing plenty of natural light. The room provides ample space for a range of seating and media furniture.



First Floor Landing

Bedroom One

A double bedroom offering a versatile space, finished with wood-effect flooring and neutral décor, with ample space for a double bed along with additional bedroom furniture and storage. The room also benefits from a window providing plenty of natural light and a radiator.

Bedroom Two

Another double bedroom offering ample space for a double bed and a range of additional furniture. The room benefits from a double-glazed window providing plenty of natural light and a radiator.

Bedroom Three

A bright and well-proportioned double bedroom, ideal as a child's room, nursery or home office. The room benefits from a double-glazed window providing plenty of natural light, a radiator, and integrated storage to help keep the space neat and organised.

Shower Room

A shower room fitted with a walk-in shower enclosure, wash hand basin and low-level WC. The room is partly tiled for ease of maintenance and benefits from a heated towel rail.

Bathroom

A family bathroom fitted with a panelled bath with shower over and screen, wash hand basin and low-level WC. The room is partly tiled for ease of maintenance.

Outside

Rear Garden

To the rear, the property enjoys an enclosed garden that is mainly laid to lawn, offering a great space for children to play and for summer entertaining. A paved patio area provides the ideal spot for outdoor seating and dining, with the benefit of direct access from the dining room via sliding doors as well as a further door from the kitchen. The garden is bordered by timber fencing for privacy and includes a useful storage shed.

Front Garden & Parking

To the front, the property is approached via a private driveway providing off-road parking and convenient access to the main entrance. The front garden is designed for low-maintenance, with a gravelled area offering an attractive setting and kerb appeal.

Lettings

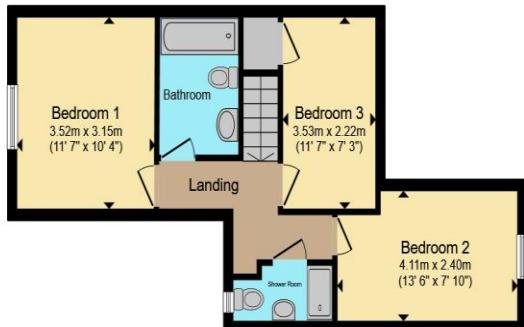
For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Ground Floor



First Floor

Total floor area 86.6 m² (932 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

Connells

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Property Ref: TTN313296 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313296



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