

for sale

guide price **£250,000**



Grafton Close Taunton TA2 8SE

Set in a peaceful CUL-DE-SAC in a MUCH FAVOURED RESIDENTIAL AREA on the north-eastern edge of Taunton, this well-proportioned and neutrally decorated **THREE BEDROOM DETACHED FAMILY HOME** is offered to the market with **NO ONWARD CHAIN**. Viewing is high!



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Door



Leading to...

Entrance Hall

A welcoming entrance hall with a radiator and doors leading into...

Lounge

A spacious lounge finished in neutral décor and offering ample space for a range of living room furniture. A particular feature is the attractive stone fireplace with hearth housing an inset electric fire, creating a focal point to the room. The lounge benefits from a large front-facing double-glazed window, a radiator and carpeted flooring. A door leading into...

Kitchen / Dining Room

A bright and generously proportioned open-plan kitchen/diner, ideal for everyday living and entertaining. The kitchen is fitted with a range of ivory gloss wall and base units complemented by wood-effect worktops and tiled splashbacks, offering excellent storage and preparation space. There is a sink with a drainer set beneath a rear-facing window, plus a built-in oven and gas hob with built-in extractor fan above, with further space available for additional appliances.

The boiler is also located within the kitchen and was installed in January 2025, offering added reassurance for buyers.

The layout flows into a defined dining area, featuring a radiator, white fitted cabinetry, including glazed display wall units, adding both character and practical storage. With ample space for a family dining table, it's a sociable, well-zoned space for everyday living.

Conservatory

Accessed from the open-plan dining area, the conservatory is a bright and versatile addition with a glazed surround set on a brick base and a polycarbonate roof. Enjoying pleasant views over the rear garden, it provides an ideal seating space and features carpeted flooring and a door opening directly out to the patio.

Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with a tiled splashback. Finished in neutral tones and benefiting from a frosted window for natural light and ventilation, plus a mirror-fronted cabinet for additional storage

First Floor Landing

A bright and practical first-floor landing, benefiting from a window providing natural light and offering loft access via a pull-down ladder. The loft is part-boarded and has lighting, making it ideal for convenient, usable storage.

Bedroom One

A double bedroom enjoying a bright front aspect double-glazed window. The room is finished in neutral décor and benefits from carpeted flooring and a radiator.

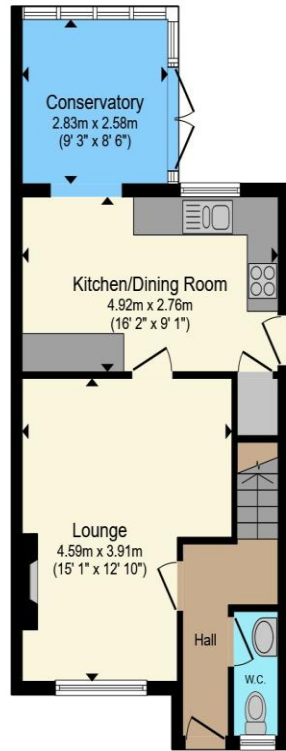
Bedroom Two

A further double bedroom, featuring a generously sized rear-facing double-glazed window and a radiator.

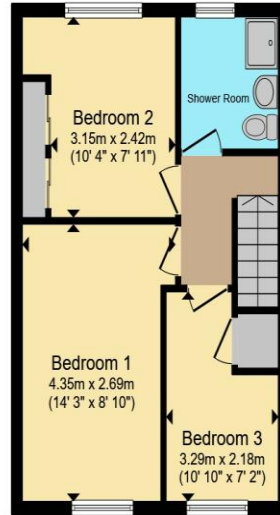
Bedroom Three

Ideal as a guest room, nursery or home office, featuring a front-facing window providing plenty of natural light, carpeted flooring, and a radiator. The room also benefits from integrated storage.





Ground Floor



First Floor

Total floor area 85.0 m² (915 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



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Property Ref: TTN313292 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/TTN313292



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