

for sale

offers in excess of **£220,000**



Blackmoor Road Taunton TA2 8EL

A mid-terrace home **STANDING PROUDLY** on the North side of Taunton, and available with the advantage of **TENANTS IN SITU**. The property offers a wide range of accommodation and has the benefit of economical night storage heating and **DOUBLE GLAZING** where stated.



Blackmoor Road Taunton TA2 8EL

Front Door

Leading to...

Entrance Hall

With stairs to the first floor accommodation, night storage heater, ceiling light, doors to:-

Sitting Room

13' 1" x 12' 4" (3.99m x 3.76m)

With a double glazed window to the front aspect, night storage heater, glazed door to:-

Dining Room

10' 2" x 9' 9" (3.10m x 2.97m)

With a double glazed patio door to the rear garden, night storage heater, ceiling light, door to:-

Kitchen / Breakfast Room

18' 2" max x 8' 11" (5.54m max x 2.72m)

With a double glazed window to the side and rear aspects, double glazed door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring hob with extractor cooker hood over, space and plumbing for a washing machine, breakfast bar, tiling to splash prone areas, 2 ceiling lights.

Landing

With access to the loft space which has a light, doors to:-



Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)

With a double glazed window to the front elevation, night storage heater, ceiling light.

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

With a double glazed window to the rear elevation, night storage heater, ceiling light.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

With a double glazed window to the front elevation, wall mounted electric panel heater, ceiling light and a built-in storage cupboard.

Family Shower Room

With a double glazed window to the rear elevation, a suite comprising of a shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail and extractor fan, ceiling light.

Agents Note

The property is understood to be of Laing Easi-Form, non-standard, construction.



To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN313088 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313088



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.

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