



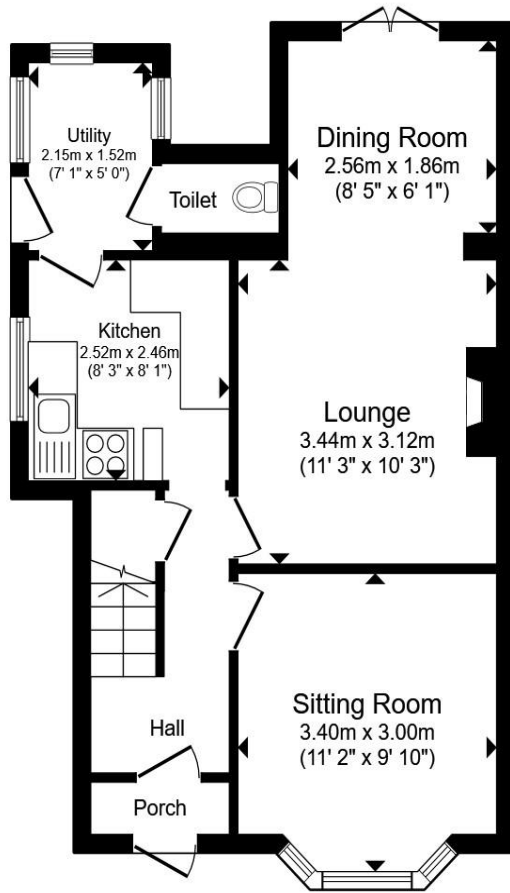
Lansdowne Road, Taunton TA2 7QB

welcome to

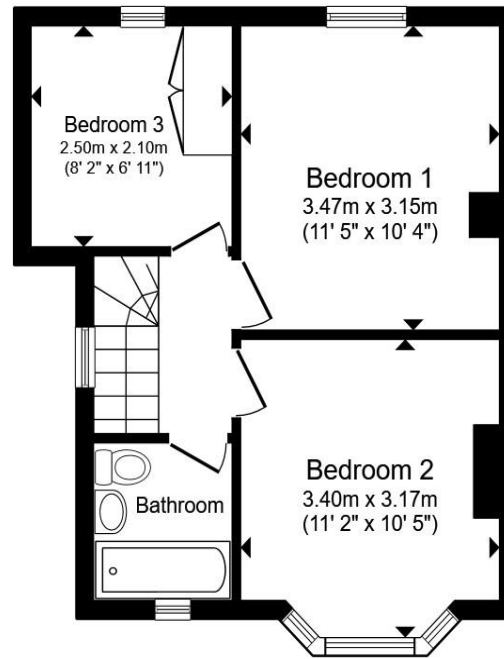
Lansdowne Road, Taunton

A three-bedroom semi-detached home situated in a popular residential area of Taunton, offering excellent potential for modernisation. The property features two reception rooms, a kitchen with separate utility, and family bathroom. Outside, there are front and rear gardens along with off-road parking





Ground Floor



First Floor

Total floor area 81.9 m² (882 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



Entrance Porch

Entrance Hall

Cloakroom

Sitting Room

11' 2" Max x 9' 10" Max (3.40m Max x 3.00m Max)

Lounge

11' 3" Max x 10' 3" Max (3.43m Max x 3.12m Max)

Dining Area

8' 5" Max x 6' 1" Max (2.57m Max x 1.85m Max)

Kitchen

8' 3" Max x 8' 1" Max (2.51m Max x 2.46m Max)

Utility Area

7' 1" Max x 5' Max (2.16m Max x 1.52m Max)

WC

Landing

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m)

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

Bedroom Three

8' 2" Max x 6' 11" Max (2.49m Max x 2.11m Max)

Bathroom

Loft Space

Front Garden

Rear Garden

Garage

Parking

Agents Note

Please note there is a way leave over the drive due to an electric cable. Approx £12 per annum paid to the vendors.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

welcome to

Lansdowne Road, Taunton

- NO ONWARD CHAIN
- Three Bedroom Semi Detached
- Two Reception Rooms
- Kitchen & Utility Area
- Large Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU109205



Property Ref:
TAU109205 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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