

for sale

offers in excess of **£260,000**



Broughton Close Taunton TA1 2JS

Standing proudly on the Southeast side of Taunton this WELL-APPOINTED semi-detached family home is available for sale with NO ONWARD CHAIN. The property benefits from a southerly open front aspect, garage and driveway alongside and an impressive conservatory. VIEWING ADVISED.



Broughton Close Taunton TA1 2JS

Front Door

Leading to...

Entrance Hall

Understairs Cupboard.

Lounge

Double glazed front aspect window. A well-proportioned room with square archway through to the...

Dining Area

Double glazed sliding doors through to the Conservatory and

archway through to the kitchen.

Kitchen

Double glazed rear aspect window. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine and electric cooker point with cooker hood over. Partial tiling.

Conservatory

An impressive double glazed construction spanning the width of the property. With tiled flooring and brick base. Sliding doors open into the garden.



First Floor Landing

Attic hatch with pull-down ladder.

Main Bedroom

Double glazed front aspect window. Built-in wardrobes.

Bedroom Two

Double glazed rear aspect window.

Bedroom Three

Double glazed front aspect window. Built-in overstairs cupboard.

Bathroom

A modern style suite comprising low-level WC, bath with shower over, wash hand basin with mixer tap and vanity cupboard. Tiled walls. Obscure double glazed rear aspect window.

Rear Garden

An enclosed level garden laid initially to decking and primarily laid to lawn with side pedestrian access and personnel access into the...

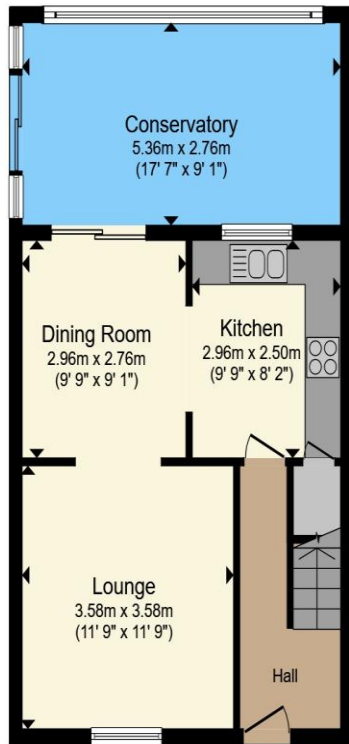
Garage

A brick-built garage with up-and-over door.

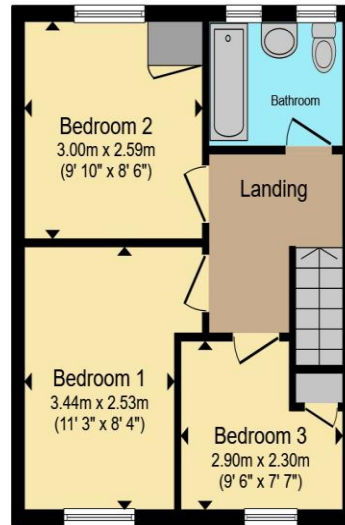
Parking

A tandem driveway in front of the garage with parking facility for two cars.





Ground Floor



First Floor

Total floor area 87.0 m² (937 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



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: TTN313333 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/TTN313333



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 | www.rightmove.co.uk | www.zoopla.co.uk