

for sale

offers in the region of

**£260,000**



**Dorchester Road Taunton TA2 7JN**

Standing proudly on the NORTH SIDE of Taunton, this semi-detached family home has been SIGNIFICANTLY IMPROVED by the current owner. Benefits include a generous SUNNY GARDEN, gas central heating, double glazing and parking.



# Dorchester Road Taunton TA2 7JN

## Front Door

Leading to...

## Entrance Porch

Obscure glazed door through to the....

## Entrance Hall

Radiator. Under stairs storage area.

## Lounge / Diner

19' 11" max x 16' 1" max ( 6.07m max x 4.90m max )

An 'L' shaped room. Double glazed window to front. Double glazed sliding patio door to rear opening to outside. Radiators.

Feature fireplace.

## Kitchen

11' 7" x 9' ( 3.53m x 2.74m )

Equipped with a range of wall and base-mounted units with rolltop worksurface, including a sink and drainer with mixer tap. Integrated electric oven and hob with cooker hood over. Partial tiling. Double glazed window to front. Single glazed window to side.

## Shower Room

Suite comprising low-level WC, wash hand basin, separate shower cubicle with integral shower. Obscure double glazed window to side. Inset lights.



## Utility

Single glazed window to rear. Base-mounted unit with rolltop work surface including a one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine. Inset lights.

## First Floor Landing

Double glazed window to side. Attic hatch. Recessed cupboard.

## Main Bedroom

12' 6" x 10' 10" max ( 3.81m x 3.30m max )

Double glazed window to front. Radiator.

## Bedroom Two

11' 3" max x 11' 3" max ( 3.43m max x 3.43m max )

Double glazed window to rear. Radiator.

## Bedroom Three

10' 8" x 9' 7" max ( 3.25m x 2.92m max )

Double glazed window to front. Radiator.

## Bathroom

Suite comprising pedestal wash hand basin, bath with mixer tap and integral shower over with 'waterfall' feature. Shower panel. Obscure double glazed window to rear. Heated towel rail. Full tiling.

## Separate Cloakroom

Suite comprising low-level WC. Obscure double glazed window to rear. Full tiling.

## Rear Garden

A generous garden laid to patio and lawn.

## Parking

to the side of the property with space for one car.





**Ground Floor**



**First Floor**

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53 High Street  
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Property Ref: TTN313197 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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