



36 Spencer Avenue Taunton TA2 6JP

Offers in Excess of £230,000

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1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

Very energy efficient – lower running costs	Current	Power
30 (plus) A		
28-30 B	20%	B
26-28 C		
22-26 D		
19-22 E		
17-19 F		
14-17 G		

In this convenient location within easy reach of the train station and town centre is this well presented 3 bedroomed end-terraced house with enclosed South facing garden to rear, garage and off-road parking. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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Features

- Entrance Hall
- Living Room with woodburner
- Fitted Kitchen/Breakfast Room with door to garden
- Master Bedroom with fitted storage
- 2 further Bedrooms with storage
- Family Bathroom
- Enclosed South facing garden to rear with outside store and rear access
- Separate garage and off road parking
- Gas central heating
- Double glazing
- Council tax band C
- What3words:
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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.