

Photos to follow

A well presented corner house in sought after area with low maintenance south facing rear garden. Hall, cloakroom, living room, kitchen/dining room, 3 bedrooms including en-suite shower room and bathroom. Off road parking for 2 vehicles. **EARLY VIEWING STRONGLY ADVISED.** Energy rating: C-75

THE PROPERTY

This end of terrace corner house occupies a pleasant position which benefits from a private south facing rear garden. The accommodation is in good order throughout and boasts generous size rooms including a well equipped kitchen/dining room with built-in appliances, living room with access to rear garden. To the first floor is three bedrooms including a spacious en-suite shower room and a family bathroom, whilst the garden is hard landscaped and contains a store shed and access to adjacent parking spaces. Beechfields is a cul-de-sac off Comeytrowe Lane in a sought after area containing a number of amenities. Castle secondary school is easily accessible as well as Musgrove Park hospital whilst the town centre itself is approximately one mile distant.

WELL PRESENTED CORNER HOME

SMALL CUL-DE-SAC

EN-SUITE SHOWER ROOM

SOUGHT AFTER LOCATION

3 BEDROOMS

OFF ROAD PARKING

EASY ACCESS TO MUSGROVE PARK HOSPITAL

SOUTH FACING GARDEN

CASTLE SCHOOL CATCHMENT

GAS CENTRAL HEATING

Hallway	8' 11" x 6' 1" (2.72m x 1.85m)
Kitchen/Diner	19' 8" x 10' 6" (5.99m x 3.20m) Under stairs cupboard.
Lounge	15' 10" x 9' 8" (4.82m x 2.94m) Doorway to:
Conservatory	10' 6" x 9' 11" (3.20m x 3.02m) Door to south facing rear garden.
First Floor Landing	Access to roof space.
Bedroom 1	12' 7" x 9' 6" (3.83m x 2.89m)
En-suite	6' 0" x 4' 0" (1.83m x 1.22m)
Bedroom 2	9' 9" x 9' 3" (2.97m x 2.82m)
Bedroom 3	7' 6" x 6' 8" (2.28m x 2.03m)
Bathroom	7' 8" x 5' 5" (2.34m x 1.65m)
Outside	Small front garden with pathway to front door. South facing rear garden with side access gate and designated parking for 2 cars adjacent to the property.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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