



97 Priorswood Road, Taunton TA2 7PT
Guide Price £245,000

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Early viewings recommended for this great family home. The property has 3 bedrooms and a bathroom upstairs. Downstairs has a Hallway, Lounge, Dining Room, Kitchen, Utility, Conservatory and WC. The property has been updated inside, including a new kitchen and bathroom. Outside the property has a large garden, garage and ample parking. The property is conveniently located near to the train station, local amenities and the town centre. Energy Rating: E-52

THE PROPERTY

This fantastic 1930's Semi detached home is in a convenient position and near both local amenities and the town centre. The property has a large rear garden, and parking for several vehicles. It also has a garage. Inside the property has been lovingly updated throughout, with modern kitchen and shower room.

3 BEDROOMS

GARAGE AND PARKING

LARGE GARDEN

NEW KITCHEN

NEW BATHROOM

USB PLUG POINTS

CONSEVATORY

UTILITY

GAS CENTRAL HEATING





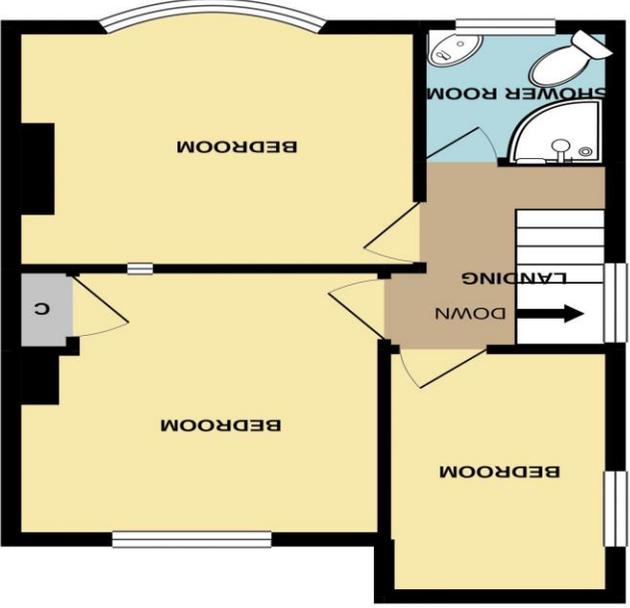
Hallway	13' 4" x 5' 8" (4.06m x 1.73m)
Kitchen	11' 0" x 7' 2" (3.35m x 2.18m) Cupboard housing the Gloworm combination boiler.
Utility Room	5' 6" x 3' 8" (1.68m x 1.12m)
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Lounge	12' 10" x 11' 7" (3.91m x 3.53m)
Dining Room	11' 10" x 10' 9" (3.60m x 3.27m)
Conservatory	11' 11" x 8' 5" (3.63m x 2.56m)
First Floor Landing	Access to boarded roof space via pull down ladder.
Bedroom 1	12' 11" x 11' 9" (3.93m x 3.58m)
Bedroom 2	11' 6" x 10' 9" (3.50m x 3.27m) Built-in cupboard.
Bedroom 3	10' 9" x 6' 9" (3.27m x 2.06m)
Shower Room	5' 7" x 5' 7" (1.70m x 1.70m)
Outside	To the front of the property is a small garden with path leading to front door. Large lawned garden with patio to the rear. Garage and parking also to the rear.



GROUND FLOOR
47.8 sq.m. (515 sq.ft.) approx.

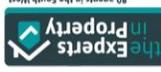


1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) 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. 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.
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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.