



1 Fairwater Close, Taunton TA2 6AT
Guide Price £240,000

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Early viewings recommended for this slightly unusual and conveniently located 3 bedroom town house. The property consists of a hallway, WC and a large kitchen/diner on the ground floor. To the first floor is a large lounge, and a double bedroom. Then to the top floor there is a further 2 bedrooms and a bathroom. The property has a good size garden, long driveway and an integral garage. The property is need of cosmetic updating throughout but it is a great chance for someone to put their stamp on it. Property Energy rating: F-29

THE PROPERTY

Found just off Bindon road, this 3 storey town house provides good accommodation, a nice size garden, parking and a garage. The property is near local amenities, schools and not a long walk from the town centre. The property is a good size but does require some updating.

3 STOREY LIVING

GARAGE AND DRIVEWAY

NEAR LOCAL AMENITIES

NEAR TOWN CENTRE

LARGE LOUNGE

ROOM TO IMPROVE

VACANT

NEAR TAUNTON SCHOOL

WRAP AROUND GARDEN

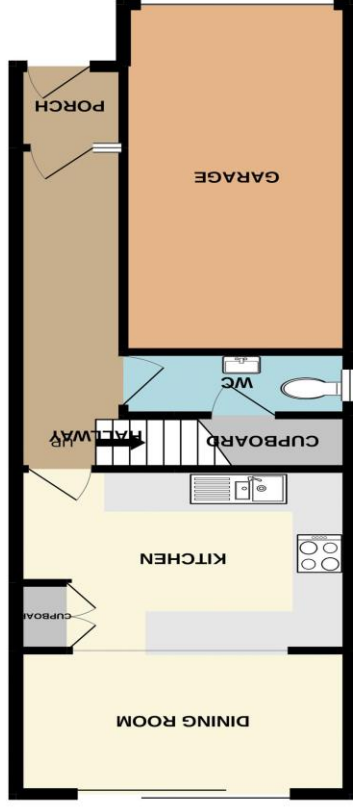




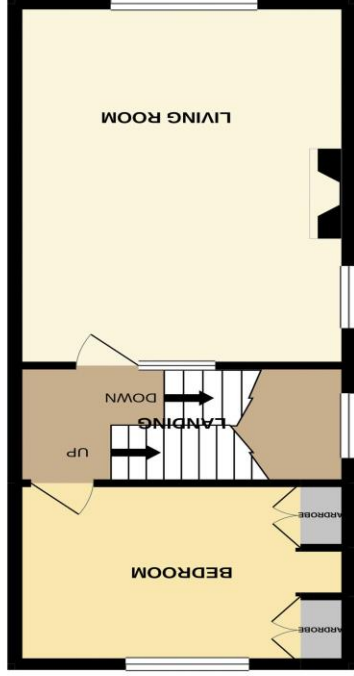
Hallway	
Open Plan Kitchen/ Dining Room	17' 6" x 12' 11" (5.33m x 3.93m)
Cloakroom	
First Floor Landing	
Bedroom 3	13' 2" x 9' 2" (4.01m x 2.79m)
Lounge	18' 0" x 13' 3" (5.48m x 4.04m)
Second Floor	
Bedroom 1	12' 5" x 11' 5" (3.78m x 3.48m)
Bedroom 2	13' 3" x 9' 2" (4.04m x 2.79m)
Bathroom	9' 0" x 6' 2" (2.74m x 1.88m)
Outside	Front driveway for at least two vehicles leading to the integral garage. Side access leading to side and rear gardens mainly laid to lawn with mature shrubs and bushes.



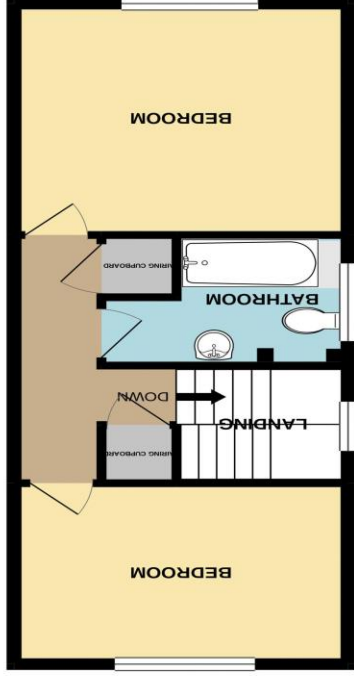
GROUND FLOOR
47.7 sq.m. (514 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



2ND FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA: 129.1 sq.m. (1389 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, 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.
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