



34 Laxton Road, TAUNTON TA1 2UZ  
£195,000

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This two bedroomed semi detached home is ideally situated close to a range of amenities. The accommodation includes an entrance hall, kitchen, spacious sitting/dining room, utility room, two bedroom and a bathroom. Externally the property features a front garden and a south west facing rear garden, mostly laid to lawn. Offered with no onward chain.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Laxton Road is located on the eastern outskirts of Taunton, the property is therefore conveniently placed for access to the M5 motorway at junction 25, the retail park at Hankridge Farm and Taunton town centre is approximately two miles distant.

SEMI DETACHED HOME  
TWO BEDROOMS  
ELEVATED POSITION  
CLOSE TO AMENITIES  
FRONT AND REAR GARDEN  
GREAT INVESTMENT / FIRST TIME PURCHASE  
NO ONWARD CHAIN







## Entrance Hall

Kitchen 8' 1" x 7' 6" (2.46m x 2.28m)

Sitting/Dining Room 19' 1" x 10' 8" (5.81m x 3.25m) maximum.

Side Entrance 12' 4" x 4' 1" (3.76m x 1.24m) Giving access to the utility room, kitchen and rear garden.

Utility Room 12' 0" x 4' 8" (3.65m x 1.42m)

## First Floor Landing

Bedroom 1 12' 2" x 8' 9" (3.71m x 2.66m) Wardrobe and boiler.

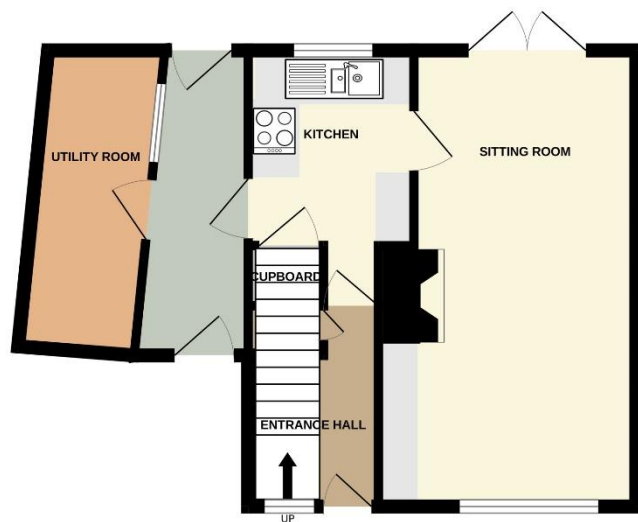
Bedroom 2 10' 1" x 9' 3" (3.07m x 2.82m)

Bathroom 5' 8" x 5' 4" (1.73m x 1.62m)

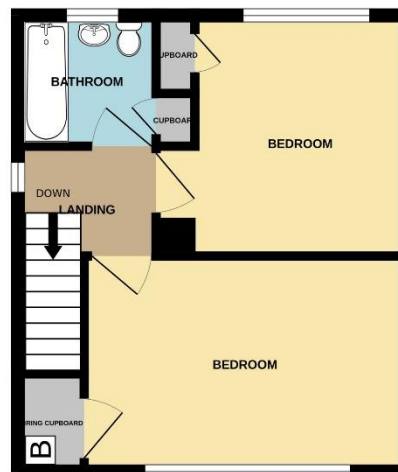
Outside Small lawned front garden and a south west facing rear garden.



GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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