



109 Ashbourne Crescent, Taunton TA1 2RA
£275,000

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Making home moves happen

This extended three-bedroom semi-detached home is situated in the highly desirable residential area of Blackbrook. The property is beautifully presented, and the accommodation includes a sitting room, a modern kitchen/diner, a conservatory, three bedrooms on the first floor, and a family bathroom. Externally, the home features a landscaped south-facing rear garden and parking spaces for two vehicles.

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

The home is set in a quiet yet highly convenient location, within walking distance of local schools, parks, and amenities. Taunton town centre, with its range of shops, restaurants, and transport links, is just a short drive away, offering excellent connections for commuting. The property is warmed by gas central heating via a combination boiler and benefits from double glazed windows.

SEMI-DETACHED HOME
THREE BEDROOMS
EXTENDED ACCOMMODATION
BEAUTIFULLY PRESENTED
PARKING FOR TWO CARS
LANDSCAPED REAR GARDEN
CLOSE TO AMENITIES
GAS CENTRAL HEATING





Entrance Porch

Door into;

Sitting Room

18' 3" x 11' 8" (5.57m x 3.55m) Front aspect window. Stairs to first floor.

Kitchen/Diner

19' 11" x 11' 8" (6.08m x 3.55m) Fitted in a range of matching eye and low level units. Door to;

Conservatory

10' 10" x 8' 2" (3.31m x 2.48m) Door to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom 1

11' 8" x 10' 0" (3.55m x 3.05m) Front aspect window.

Bedroom 2

11' 8" x 8' 6" (3.55m x 2.6m) Rear aspect window.

Bedroom 3

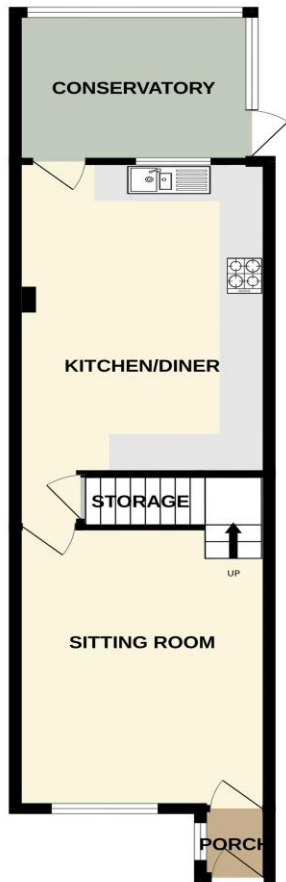
8' 7" x 8' 6" (2.62m x 2.58m) Side aspect window. Storage cupboard.

Bathroom

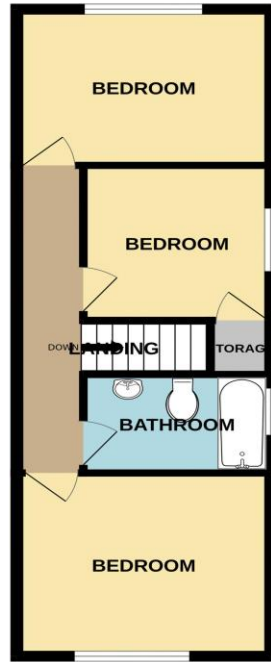
8' 7" x 5' 5" (2.62m x 1.64m) Side aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and bath with overhead shower.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



FIRST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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