109 Ashbourne Crescent, Taunton TA1 2RA

£275,000

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

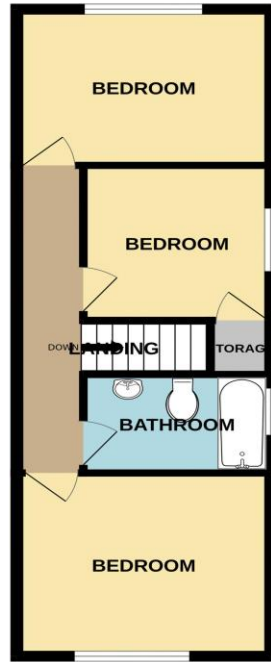|	
Entrance Porch	Door into;
Sitting Room	18' 3'' x 11' 8'' (5.57m x 3.55m) Front aspect window. Stairs to first floor.
Kitchen/Diner	19' 11'' x 11' 8'' (6.08m x 3.55m) Fitted in a range of matching eye and low level units. Door to;
Conservatory	10' 10'' x 8' 2'' (3.31m x 2.48m) Door to garden.
First 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.
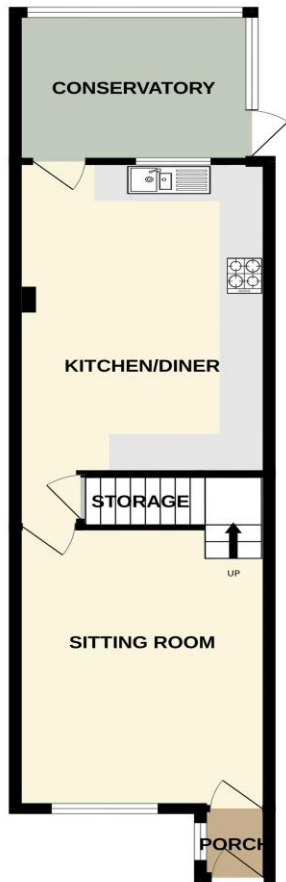
FIRST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

CONSERVATORY

KITCHEN/DINER

STORAGE

UP

SITTING ROOM

PORCH

BEDROOM

BEDROOM

DOWN LANDING   TORAGE

BATHROOM

BEDROOM

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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