



3 Fairfield Road, Taunton TA2 8EF

£240,000

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Making home moves happen



A two bedroomed semi-detached home located in north Taunton close to a range of amenities. The accommodation is well presented and consists of an entrance hall, sitting/dining room with doors leading to the garden, kitchen and utility room. To the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from a enclosed rear garden, a small front garden and driveway parking.

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

Fairfield Road is situated in a well-established residential area on the north side of Taunton, approximately 2 miles from the town centre, the M5 motorway at junction 25 and around 1.5 miles from the railway station. The property enjoys convenient access to a range of local amenities, including both primary and secondary schools, with the picturesque Quantock Hills just a short drive away. The accommodation benefits from double glazing and gas central heating throughout.

SEMI DETACHED HOME  
TWO DOUBLE BEDROOMS  
ENCLOSED WEST FACING REAR GARDEN  
CLOSE TO A RANGE OF AMENITIES  
GAS CENTRAL HEATING  
DRIVEWAY PARKING  
WELL PRESENTED THROUGHOUT  
SPACIOUS ACCOMMODATION







## Entrance Hall

Sitting/Dining Room 18' 2" x 12' 5" (5.53m x 3.78m) maximum. Doors to rear garden.

Kitchen 11' 11" x 7' 3" (3.63m x 2.21m) Combination gas fired boiler.

Conservatory 9' 10" x 3' 8" (2.99m x 1.13m)

## First Floor Landing

Bedroom 1 13' 6" x 9' 0" (4.11m x 2.74m) Wardrobe.

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

Bathroom 6' 5" x 5' 4" (1.95m x 1.62m) maximum.

Outside Driveway parking to the front of the property. Enclosed west facing rear garden.





GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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