

3 Fairfield Road, Taunton TA2 8EF £240,000

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Making home moves happen

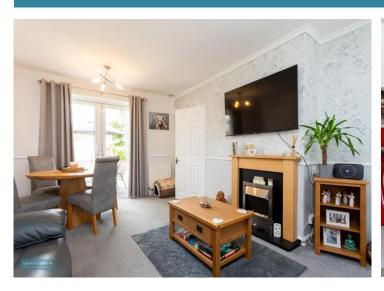
A two bedroomed semi-detached home located in north Taunton close to a range of amenities. The accommodation is well presented and consists of an entrance hall, sitting/dining room with doors leading to the garden, kitchen and utility room. To the first floor there are two double bedrooms and a family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

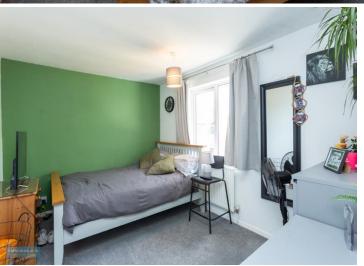
Bathroom 6' 5" x 5' 4" (1.95m x 1.62m)

maximum.

Outside Driveway parking to the front of

the property. Enclosed west

facing rear garden.



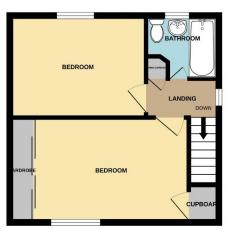




**GROUND FLOOR** 412 sq.ft. (38.3 sq.m.) approx.











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 Whits every attempt has been made to eissure the accuracy of the floorpian contained neer, measurements of doors, windows, froms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for fillustrative 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.









We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms - both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a

payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.