



14 Chaffinch Close, Bishops Hull, Taunton TA1 5EX
£250,000

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A generously proportioned three-bedroom end-of-terrace home, ideally situated in the highly desirable residential area of Bishops Hull. The property lies within the sought-after Castle School catchment area and is within walking distance of Taunton town centre and a range of local amenities. Offered to the market with no onward chain, the accommodation is arranged over two floors and briefly comprises: entrance hall, a spacious sitting room, kitchen/dining room, and a ground floor WC. Upstairs, the first-floor landing gives access to three well-sized bedrooms, a family bathroom, and a separate WC. Outside, the home benefits from allocated off-road parking to the front and a private, enclosed rear garden.

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

Bishops Hull is to the west of Taunton and offers an excellent range of village shops and amenities. Taunton town centre is within easy access. The county town of Taunton offers easy access to the M5 motorway at junction 25 and a mainline intercity railway station.

- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- EASY ACCESS TO THE TOWN CENTRE





Entrance Hall	7' 5" x 6' 5" (2.26m x 1.95m) Stairs to first floor. Under stairs storage cupboard.
Sitting Room	13' 7" x 11' 4" (4.14m x 3.45m) Double opening French doors to rear garden.
Kitchen/Dining Room	19' 7" x 8' 8" (5.96m x 2.64m) increasing to 12' 10" (3.91m) Fitted with a modern range of units with integrated Bosch double electric oven, four ring electric Lamona hob with extractor fan and light over. Large pantry cupboard.
Rear Porch	8' 10" x 3' 1" (2.69m x 0.94m)
Cloakroom	4' 6" x 2' 1" (1.37m x 0.63m)
First Floor Landing	Access to loft space. Airing cupboard housing Vaillant gas fired combination boiler). Storage cupboard.
Bedroom 1	13' 7" x 8' 7" (4.14m x 2.61m)
Bedroom 2	13' 11" x 8' 8" (4.24m x 2.64m)
Bedroom 3	13' 7" x 5' 11" (4.14m x 1.80m) Wardrobe recess, hanging rail and shelving.
Bathroom	5' 5" x 5' 5" (1.65m x 1.65m)
Separate WC	4' 9" x 2' 9" (1.45m x 0.84m)
Outside	To the front of the property is an area of garden laid to gravel with gates and dropped kerb providing off road parking. The rear garden measures approximately 40' 0" x 24' 0" (12.18m x 7.31m) and is enclosed by timber fencing and enjoys a good degree of privacy. There is a timber decking area along side the property, as well as paved patio. There is a brick built store shed and rear access path to the front.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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