

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

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Making home moves happen

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 wints every attempt has been insure to ensist the accuracy of the tolopian containten iner, inesstatements 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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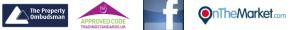


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