



34 Wordsworth Drive, Taunton TA1 2HW
£240,000

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This well-presented three bedroomed mid-terrace home offers comfortable living in a convenient location. The ground floor accommodation comprises an entrance hall, a sitting room, and a spacious kitchen/dining room featuring a modern re-fitted IKEA kitchen. There is also a useful utility/cloakroom. Upstairs, the property provides three bedrooms, a family bathroom, and a separate W/C. Outside, the home benefits from off-road parking at the front and a west-facing rear garden, complete with a part-built outbuilding and storage shed.

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

Situated in a level and accessible location, the property is within walking distance of a variety of local amenities, with the town centre less than a mile away. For those needing to commute, the M5 motorway at Junction 25 is just a short drive, as is the Hankridge Farm retail centre offering a range of shops and services. The accommodation is warmed by gas central heating via a combination boiler and benefits from double glazed windows.

TERRACED HOME
THREE BEDROOMS
UTILITY/CLOAKROOM
SPACIOUS KITCHEN/DINER WITH MODERN IKEA KITCHEN
OFF-ROAD PARKING
WEST FACING REAR GARDEN
CLOSE TO A RANGE OF AMENITIES
GAS COMBINATION BOILER

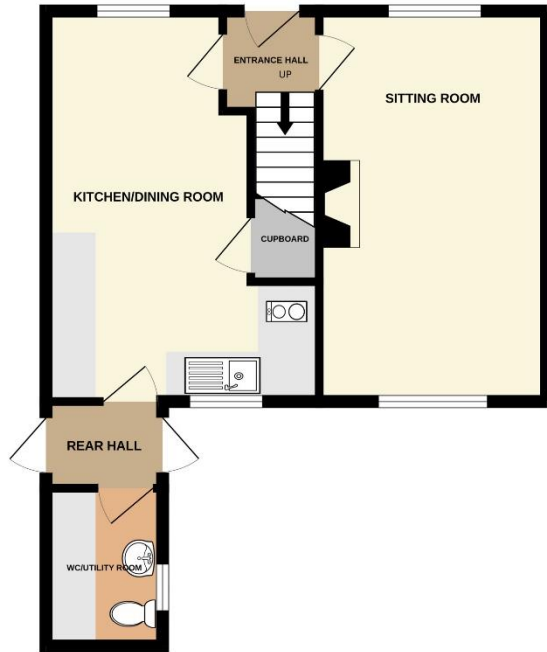




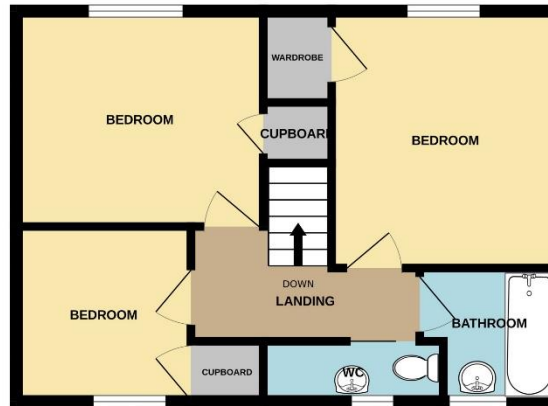
Entrance Hall	Stairs to the first floor.
Kitchen/Dining Room	17' 8" x 12' 5" (5.38m x 3.78m) maximum.
Sitting Room	17' 8" x 10' 3" (5.38m x 3.12m)
Rear Hall	5' 3" x 3' 9" (1.60m x 1.14m)
Utility / Cloakroom	7' 3" x 7' 2" (2.21m x 2.18m)
First Floor Landing	
Bedroom 1	11' 7" x 10' 4" (3.53m x 3.15m) Plus wardrobe.
Bedroom 2	11' 3" x 9' 8" (3.43m x 2.94m) Storage cupboard.
Bedroom 3	7' 9" x 7' 7" (2.36m x 2.31m) Storage cupboard.
Bathroom	5' 8" x 5' 2" (1.73m x 1.57m)
Separate WC	8' 2" x 2' 6" (2.49m x 0.76m) Containing the gas fired combination boiler.
Outside	Off road parking. Enclosed rear garden with storage shed and part-built out building.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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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