



11 Cambridge Terrace, Taunton TA2 7LQ

£225,000

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A well-presented two-bedroom semi-detached home, positioned at the end of a quiet cul-de-sac in North Taunton. The property has been thoughtfully modernised by the current owners and offers comfortable, well-planned accommodation comprising an entrance hall, sitting room, open-plan kitchen/dining area, and a separate utility room. Upstairs, there are two generous double bedrooms and a modern bathroom. Outside, the property enjoys a private rear garden and an elevated front garden.

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

This former local authority two-bedroom semi-detached home is situated at the end of a quiet cul-de-sac on a generous corner plot. The current owners have tastefully modernised the property, including reconfiguring the ground floor to create a utility room and open-plan kitchen and dining area, featuring a newly fitted Howdens kitchen. Additional improvements include a refurbished bathroom and updated decor throughout. Cambridge Terrace is located just off Rochester Road in the Priorswood area on the north side of Taunton. The town centre lies approximately two miles away, with Taunton railway station just over a mile from the property.

- SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- CORNER PLOT
- QUIET CUL-DE-SAC POSITION
- CLOSE TO A RANGE OF AMENITIES
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- GAS CENTRAL HEATING





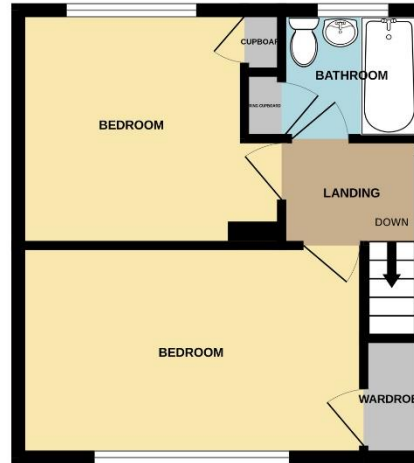
Entrance Hall	Stairs to first floor.
Sitting Room	19' 2" x 9' 3" (5.84m x 2.82m) Decorative fireplace.
Kitchen/Diner	17' 1" x 8' 4" (5.20m x 2.54m) Howdens kitchen.
Utility Room	8' 6" x 5' 4" (2.59m x 1.62m)
First Floor Landing	
Bedroom 1	14' 2" x 8' 9" (4.31m x 2.66m)
Bedroom 2	10' 2" x 9' 3" (3.10m x 2.82m)
Bathroom	5' 8" x 5' 5" (1.73m x 1.65m)
Outside	Elevated front garden and on street parking. Private rear garden.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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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.

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