



45 Darwin Close, Taunton TA2 6TR

£220,000

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A two bedroomed terraced home situated in a quiet cul-de-sac within the Staplegrove area. The property has been extended on the ground floor, offering an entrance hall, combined sitting/dining room which opens into a sun room extension. On the first floor there are two generous sized double bedrooms and a family bathroom with a separate wc. Outside, the home features driveway parking and a low maintenance west facing garden.

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

This two bedroomed terrace home is situated in the desirable Staplegrove area of Taunton. It is conveniently placed within walking distance of Staplegrove primary school and a local shopping parade with easy access to the town centre via a nearby park and ride service. The property benefits from gas central heating, supplied by a combination gas fired boiler and is fully double glazed throughout.

TERRACE HOME
TWO DOUBLE BEDROOMS
DRIVEWAY PARKING
LOW MAINTENANCE WEST FACING REAR GARDEN
SUN ROOM EXTENSION
GAS CENTRAL HEATING
DOUBLE GLAZING
WALKING DISTANCE TO A RANGE OF AMENITIES





Entrance Hall

Kitchen/Diner

19' 7" x 10' 6" (5.96m x 3.20m)
Maximum. Housing the wall mounted gas fired combination boiler. Leading to:

Sun Room

11' 8" x 6' 9" (3.55m x 2.06m) Doors opening to the rear garden.

Sitting Room

13' 6" x 10' 4" (4.11m x 3.15m)

First Floor Landing

Bedroom 1

13' 6" x 10' 6" (4.11m x 3.20m) Storage cupboard.

Bedroom 2

13' 9" x 8' 6" (4.19m x 2.59m) Storage cupboard.

Bathroom

5' 5" x 5' 5" (1.65m x 1.65m)

Separate WC

4' 8" x 2' 8" (1.42m x 0.81m)

Outside

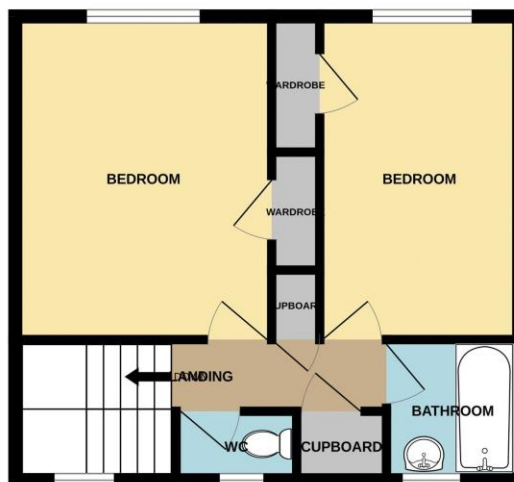
Off road parking to the front of the property. West facing low maintenance rear garden.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.

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