



25 Wesley Close, Taunton TA1 4YA

£269,950

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**Impressive interior / Three bedrooms / Garage and garden**

An impressive and unusual three bedroomed house located in a quiet cul-de-sac close in Galmington. The property is ideally located for Musgrove Park Hospital and falls within the Castle School catchment.

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

The property is accessed on foot from the parking through a front garden to the front entrance hall. The entrance hall then leads to a large ground floor cloakroom, a fitted kitchen and a two part reception room to the rear, which features a sitting room and a dining area. There are then stairs up to three double bedrooms and a shower room. The master bedroom has an en-suite shower and also built-in wardrobes. The property is served by gas central heating and is double glazed and also has the benefit of having parking outside the front gate and access to a single garage. Ideally located for Castle School and Musgrove Park Hospital, this is deemed ideal for first time buyers, investors and family buyers alike. An internal viewing is highly recommended.

- 74.6 Approximate square footage
- Quite residential close location
- Manageable front garden
- Garage and parking
- Two reception rooms
- Ground floor cloakroom
- Three double bedrooms
- En-suite and family bathroom
- Castle catchment
- Close to open green spaces





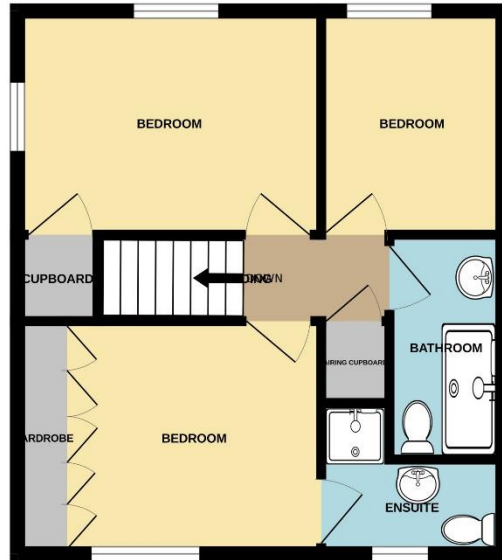
Entrance Hall	5' 3" x 4' 10" (1.59m x 1.48m)
Cloakroom	5' 4" x 5' 3" (1.63m x 1.59m)
Kitchen	9' 1" x 8' 6" (2.77m x 2.59m)
Sitting Room	15' 9" x 10' 4" (4.80m x 3.15m) Opening to;
Dining Area	12' 2" x 8' 6" (3.71m x 2.59m) Stairs leading to the first floor.
First Floor Landing	11' 5" x 3' 5" (3.47m x 1.03m) Airing cupboard.
Bedroom 1	12' 2" x 9' 1" (3.71m x 2.77m) Built-in wardrobes. Access to;
En-suite	7' 1" x 5' 10" (2.16m x 1.79m)
Bedroom 2	11' 8" x 8' 7" (3.55m x 2.61m) Storage cupboard.
Bedroom 3	8' 7" x 7' 5" (2.61m x 2.26m)
Family Bathroom	8' 9" x 4' 5" (2.67m x 1.35m)
Outside	To the front of the property is a very mature and private courtyard garden which benefits from a great deal of natural sunlight. Garage in a nearby block across the path.



GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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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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