



17 Alder Close, Taunton, TA1 2QP

£270,000

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***Single garage *Downstairs cloakroom *Corner plot garden ***

A three bedroomed end-of-terrace home occupying an enviable corner plot in a pleasant cul-de-sac, with a garage, enclosed garden and well-balanced accommodation, making it an ideal choice for families and first-time buyers.

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

This well-presented three bedroomed end-of-terrace home offers comfortable family living with an entrance hall, a sitting room with doors opening onto the garden, a spacious kitchen/dining room and a cloakroom on the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite. Outside, the property enjoys the advantage of a generous corner plot garden, a single garage and residents' parking. Situated in a pleasant cul-de-sac overlooking a local green, the property is within easy reach of everyday amenities including local shops, primary and secondary schools, and Blackbrook Leisure Centre. Taunton town centre is just over a mile away, offering an extensive range of shopping, dining and leisure facilities, while Junction 25 of the M5 motorway is easily accessible for commuters.

End of terrace home

Three bedrooms

Downstairs cloakroom

Four piece bathroom suite

Single garage

Corner plot garden

Potential to extend, subject to necessary planning consents

Gas central heating via modern combination boiler

Close to a range of amenities





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Entrance Hallway	Stairs leading to the first floor.
Kitchen/Diner	17' 7" x 9' 3" (5.36m x 2.82m)
Cloakroom	
Sitting Room	17' 7" x 10' 3" (5.36m x 3.12m) Sliding doors leading to the garden.
First Floor Landing	Combination boiler in cupboard.
Bedroom 1	11' 8" x 10' 6" (3.55m x 3.20m)
Bedroom 2	10' 2" x 9' 7" (3.10m x 2.92m) Plus alcove.
Bedroom 3	7' 7" x 7' 0" (2.31m x 2.13m) Plus alcove.
Bathroom	12' 5" narrowing to 7' 2" x 5' 7" max (3.78m narrowing to 2.13m x 1.70m max)
Outside	The property enjoys the advantage of a generous corner plot garden, a single garage and residents' parking.



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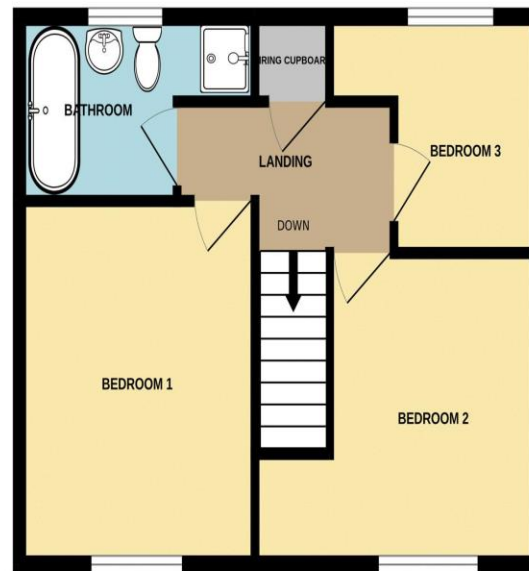


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GROUND FLOOR



1ST FLOOR



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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.

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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk