



**Cheddon Road, Taunton TA2 7QP**

**welcome to**

## **Cheddon Road, Taunton**

Fox and Sons are delighted to bring to the market this ideal first-time buyer or investment property in the heart of Taunton. Ideal location for shop and schools as well as walking distance to train station and town centre.

### **Entrance Porch**

Carpeted.

### **Entrance Hall**

Tiled Floor.

### **Lounge**

14' 3" x 10' 4" ( 4.34m x 3.15m )

Feature fire place with Gas Fire. Carpeted Radiator. Double Glazed Windows.

### **Dining Room**

9' 9" x 8' 6" ( 2.97m x 2.59m )

Wood laminate. Patio Door to Garden. Radiator.

### **Kitchen**

17' x 11' 7" ( 5.18m x 3.53m )

The kitchen benefits from a range of wall and base units. Dishwasher, range gas hob and oven with tiled splash back. One and a half bowl sink and drainer, two-seater breakfast bar, space for fridge/freezer, tiled flooring.

### **Utility Room**

7' 1" x 3' 7" ( 2.16m x 1.09m )

Space for Washer/ Dryer and Fridge/ Freezer. Tiled Floor

### **Landing**

Airing Cupboard.

### **Bedroom 1**

11' 6" x 11' 3" ( 3.51m x 3.43m )

Large Double Bedroom. Radiator. Carpeted. Double Glazed Window. Built In Wardrobe.

### **Bedroom 2**

9' 4" x 8' 11" ( 2.84m x 2.72m )

Carpeted. Double Bedroom. Double Glazed Window.

Built in Wardrobe.

### **Bedroom 3**

8' 4" x 7' 1" ( 2.54m x 2.16m )

Built in Wardrobe. Carpeted. Double Glazed Windows. Single Room.

### **Bathroom**

WC and wash basin. Window. Tiled Wall. Bath. Radiator. Double Glazed Window.

### **Loft**

#### **Front Garden**

Laid to Grass and Patio to front.

#### **Rear Garden**

Low Maintenance Patio Garden.

### **Outbuilding**

Brick shed with power.





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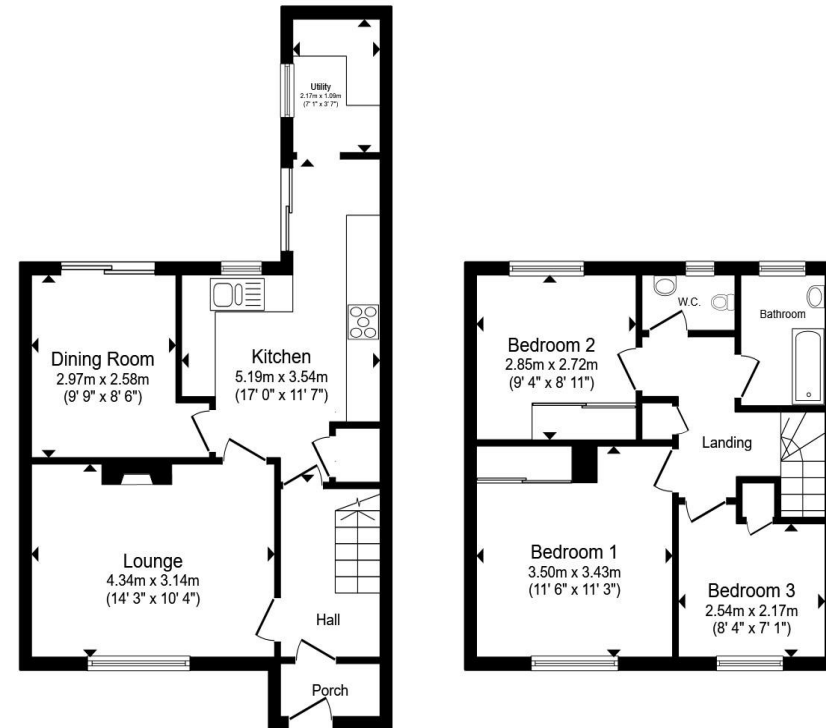
- NO ONWARD CHAIN!
- Ideal First Time Buyer Home or Investment
- Front and Rear Garden
- Great Location for Local Schools and Amenities
- Two Separate Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£230,000**



**Ground Floor**

**First Floor**

Total floor area 85.4 m<sup>2</sup> (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TAU109510 - 0004

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