



**Leycroft Grove, TAUNTON TA1 2EA**



**welcome to**

## **Leycroft Grove, TAUNTON**

Fox & Sons are delighted to offer this nicely presented three-bedroom detached house to the market. Comprising of a lounge, kitchen/diner, rear enclosed garden, garage and off-road parking.

### **Description**

Situated in a sought-after residential location, this nicely presented three-bedroom detached family home offers spacious and well-maintained accommodation, complemented by a generous rear garden, garage and off-road parking.

Upon entering the property, you are welcomed into a bright and inviting hallway which provides access to the principal living areas. The spacious lounge offers a comfortable setting for both relaxing and entertaining, with plenty of natural light creating a warm and welcoming atmosphere.

The modern kitchen is well-equipped with a range of contemporary wall and base units, ample work top space and built in appliances, making it a practical and stylish hub of the home.

To the first floor, there are three well-proportioned bedrooms, providing flexible accommodation for families, professionals or those working from home. The bedrooms are served by a modern shower room, finished to a good standard and designed with convenience in mind.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for children, pets and al fresco dining during the warmer months. To the front, there is off-road parking alongside a garage, offering excellent storage and additional parking options.

This attractive detached home presents an excellent opportunity for a range of buyers seeking a property in a convenient Taunton location, close to local amenities, transport links and schooling.

### **Entrance Hall**

Door to front. Storage cupboard. Tiled flooring. Stairs to first floor.

### **Lounge**

12' 10" Max x 11' 4" Max ( 3.91m Max x 3.45m Max )  
Two double glazed windows. Wood style flooring. Radiator.

### **Kitchen /Diner**

18' 4" Max x 7' 10" Max ( 5.59m Max x 2.39m Max )  
Two double glazed windows. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, electric oven with induction hob and extractor fan, built in dish washer and washing machine, mini breakfast bar with storage under, tiled flooring and under floor heating. Door to rear garden.



**Landing**

Double glazed window. Stairs from ground floor. Carpet.

**Bedroom One**

10' 9" Max x 10' 1" Max ( 3.28m Max x 3.07m Max )  
Double glazed window. Built in wardrobes. Wood laminate flooring. Radiator.

**Bedroom Two**

10' 6" Max x 9' 9" Max ( 3.20m Max x 2.97m Max )  
Double glazed window. Wood laminate flooring. Radiator.

**Bedroom Three**

7' 10" Max x 7' 3" Max ( 2.39m Max x 2.21m Max )  
Double glazed window. Wood laminate flooring. Radiator.

**Shower Room**

Two double glazed windows. Wash hand basin, WC, Large walk in rain fall shower, tiled walls and flooring.

**Loft**

Not boarded.

**Rear Garden**

The rear enclosed garden is laid mainly to lawn with a patio area and shed, side access to the front of the property, rear access to the garage.

**Garage**

Up and over door. Power. Rear door access.

**Parking**

Parking in front of the garage.

**Agents Note**

There is a Private Right of Way to get to the property next door.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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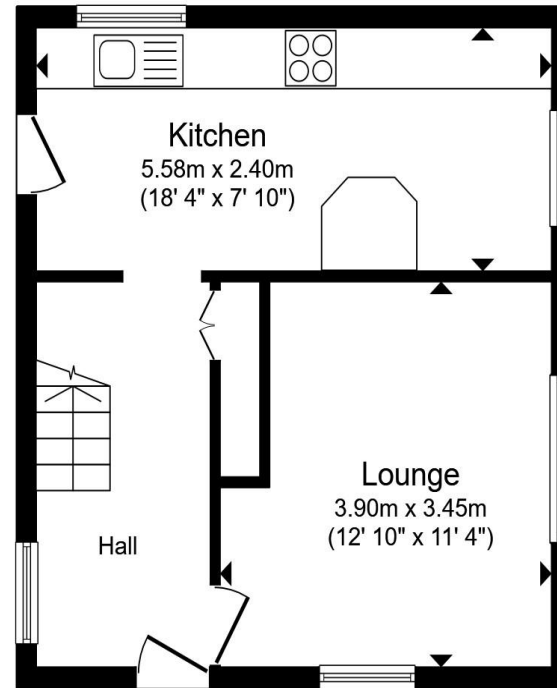
## Leycroft Grove, TAUNTON

- Three-Bedroom Detached House
- Modern Kitchen & Shower Room
- Under Floor Heating & Air Conditioning
- Rear Enclosed Garden
- Garage and Off-Road Parking

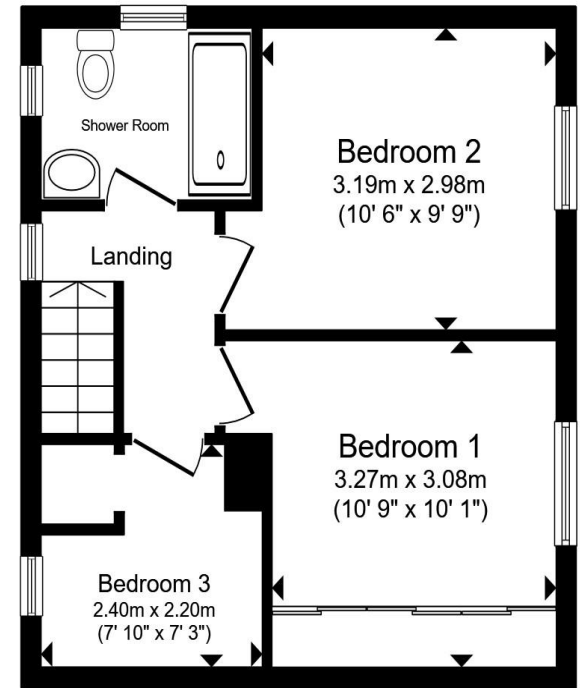
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£310,000**



**Ground Floor**



**First Floor**

Total floor area 70.3 m<sup>2</sup> (757 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:  
TAU109349 - 0002

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