



Wilfred Road, Taunton TA1 1TB

welcome to

Wilfred Road, Taunton

A well-presented two-bedroom end-of-terrace home. Benefiting from two spacious reception rooms, a useful utility area, and a family bathroom. Outside, the property features a private courtyard garden, parking permits are available.

Description

Fox & Sons are delighted to present this nicely presented two-bedroom end-of-terrace home, ideally situated within easy reach of Taunton town centre and local amenities.

The accommodation offers spacious and versatile living throughout, comprising two reception rooms which provide excellent space for both relaxing and entertaining. To the rear of the property is a well-equipped kitchen leading through to a useful utility area, offering additional storage and practicality for day-to-day living.

Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom serving the first floor accommodation.

Externally, there is a low-maintenance courtyard garden, providing a private outdoor space to enjoy. Resident parking permits are available within the E11 parking zone, adding further convenience for homeowners.

This attractive home would make an excellent first-time purchase, investment opportunity or downsized property, and early viewing is highly recommended to fully appreciate all it has to offer.

Entrance Porch

Door to front, door opening into the hallway.

Entrance Hall

Door to front. Stairs to first floor. Wood style flooring.

Lounge

12' 10" Max x 11' 9" Max (3.91m Max x 3.58m Max)
Double glazed bay window to front. Feature fireplace. Carpet. Radiator.

Dining Room

11' 7" Max x 11' 6" Max (3.53m Max x 3.51m Max)
Two double glazed windows. Feature fireplace with log burner. Carpet. Radiator.

Kitchen

Double glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, gas oven and hob with extractor fan, dishwasher, under stairs cupboard, lino flooring, door to rear.

Utility

7' 7" Max x 6' 10" Max (2.31m Max x 2.08m Max)
Two double glazed windows. Wall and base unit. Space for washing machine and fridge/freezer, wall hung boiler.





Landing

Stairs from ground floor. Doors to all rooms.

Bedroom One

14' 8" x 11' 2" (4.47m x 3.40m)

Double glazed window. Feature fireplace. Carpet. Radiator.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

Two double glazed windows. Feature fireplace. Carpet. Radiator.

Bathroom

Double glazed window. The bathroom has a white suite comprising of a wash hand basin, WC, bath with shower over. Lino flooring. Radiator.

Loft

The loft is partially boarded and insulated.

Rear Courtyard

To the rear of the property there is a courtyard style garden with a shed, outside light, tap and plug with a gate to the side.

Parking

Parking permits available for the E11 area cost approx £60 for two cars, ten visitors permits cost approx £3

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of the Connells Group of companies.



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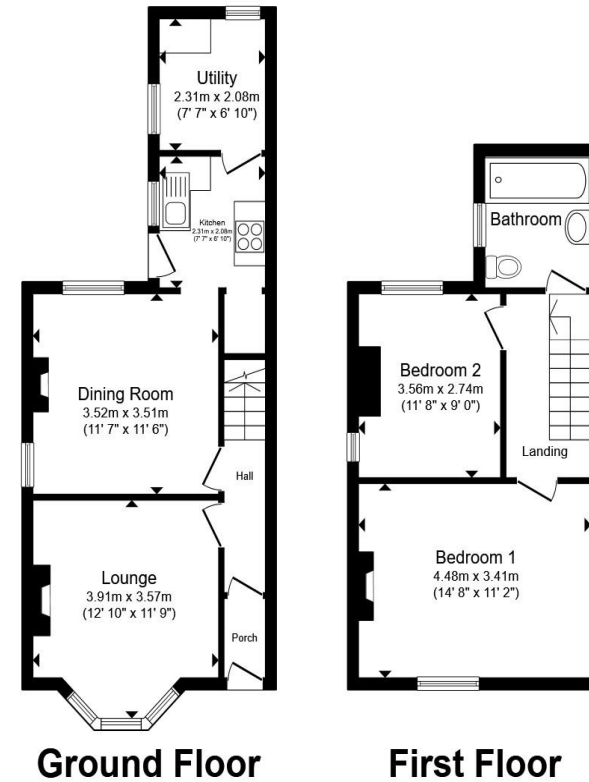
Wilfred Road, Taunton

- Two Bedroom End of Terrace
- Separate Lounge & Dining Room
- Utility
- Family Bathroom
- Courtyard

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Total floor area 75.0 m² (807 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

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Property Ref:
TAU109517 - 0004

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