



22 Fullands Road

Taunton, Somerset, TA1 3DD

**James
Gray**

ESTATE AGENTS

A handsome and substantially extended 1930's semi-detached home, offering scope for improvement with south facing rear garden and enjoying an attractive cul de sac location in this sought after road



Key features

- Entrance hall and cloakroom
- Sitting room
- Dining room
- Large family room with patio doors to rear garden
- Ground floor wet room
- 3 bedrooms, bathroom and separate cloakroom
- Double glazing and electric heating
- Long south facing rear garden
- Driveway with ample parking and single garage
- No onward chain

Services

Mains electric, water and drainage. Electric heating

EPC

Band E (53)

Council Tax

Band D





Fulllands Road, Taunton, TA1

Approximate Area = 1313 sq ft / 122 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1111450

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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