



2 Larkspur Close

Taunton, Somerset, TA1 3XA

James
Gray

ESTATE AGENTS

A south facing detached family home, in need of modernisation, situated in this popular close and conveniently situated for good local amenities. No onward chain

 4  1  1

Key Features

- Entrance hall and cloakroom
- Living room with patio door to rear garden
- Kitchen/breakfast room
- 4 bedrooms and family bathroom
- Gas central heating and double glazing
- Rear garden with lawn and shed
- Single garage and driveway parking
- Popular location close to good local amenities
- No onward chain

Services

All mains services connected.

EPC Rating

Band D (68)

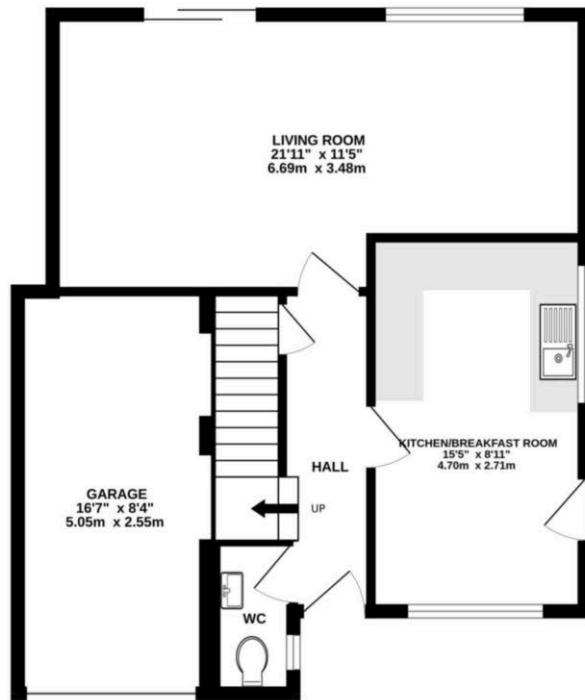
Council Tax

Band D

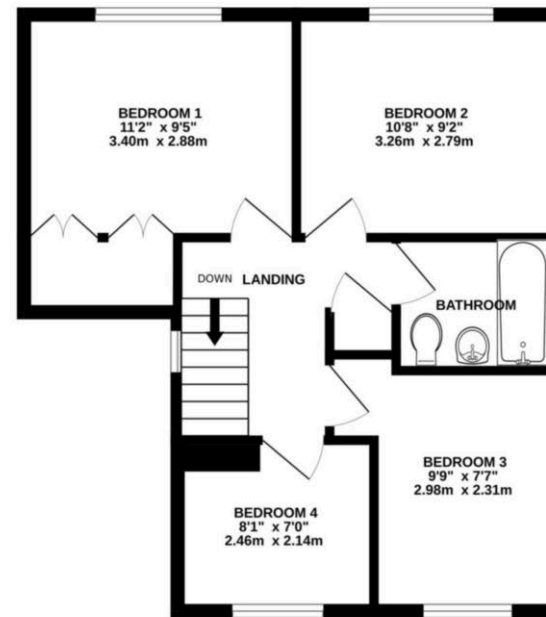




GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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