



35 Lyngford Road, Taunton, Somerset, TA2 7EF

£272,500

A lovely 2 double bedroom semi detached bungalow with a conservatory, detached garage and a rear garden in excess of 100ft.



Features

- An older style semi detached bungalow
- Well placed close to local shops and on a bus route
- Beautifully maintained accommodation
- Entrance hallway, generous lounge and a lovely double glazed conservatory
- Modern kitchen. Bathroom
- 2 double bedrooms (one with built-in bedroom furniture)
- Double glazing and gas heating
- Detached garage and off road parking/driveway
- A superbly maintained rear garden in excess of 100ft
- Be quick to view





**GROSS INTERNAL FLOORSPACE:
624sq.ft (58sq.m)**

LOUNGE 18' 3" x 12' 1" (5.56m x 3.68m)

KITCHEN - 9' 0" x 7' 5" (2.74m x 2.26m)

BEDROOM 1 - 12' 7" x 10' 0" (3.83m x 3.05m)

BEDROOM 2 - 9' 7" x 9' 5" (2.92m x 2.87m)

BATHROOM

CONSERVATORY - 16' 1" x 8' 0"

(4.90m x 2.44m)

GARAGE - 19' 6" x 9' 1" (5.94m x 2.77m)

GREENHOUSE - 8' 4" x 6' 2" (2.54m x 1.88m)

TENURE: Freehold

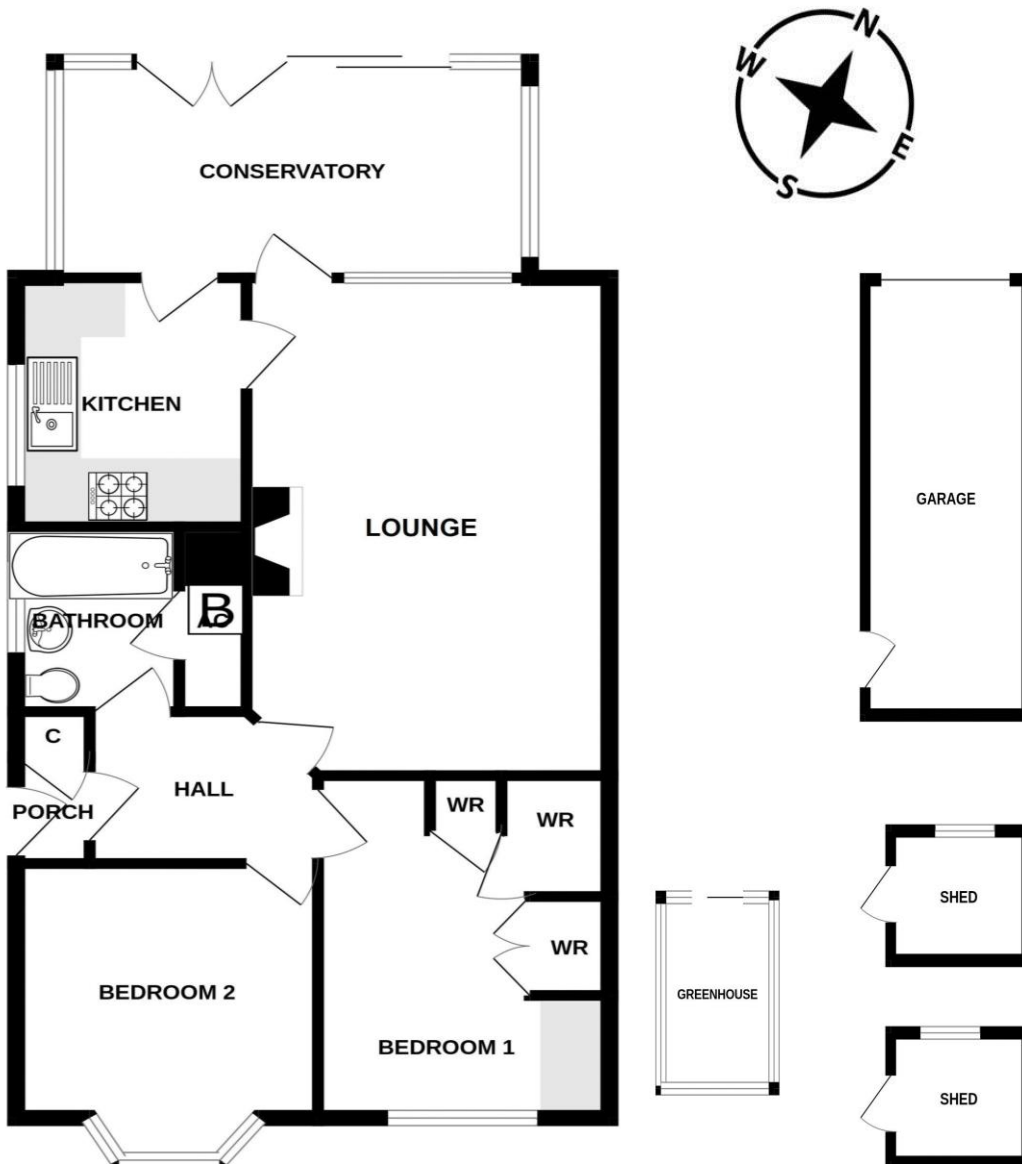
TAX BAND: C

SERVICES: Mains electricity, gas, water and drainage. Gas central heating.

DIRECTIONS: : From the town centre or M5 motorway, proceed over the Obridge Viaduct towards Priorswood and take the first left exit off the roundabout into Priorswood Road. Take the next right onto Lyngford Road and the property can be found approximately half way along on the left, further identified by our For Sale board.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate (in some cases maximum into recesses).
Not to scale. Illustrative purposes only.

DISCLAIMER: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

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For viewings, appraisals and all enquiries call
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