



2 Northleigh Road, Taunton, Somerset, TA1 2XX

£280,000

A classic 1930's 3 bedroom semi detached house with a garage and driveway situated less than 1 mile from the town centre. No chain



Features

- A classic 1930's red brick semi detached house
- Situated less than 1 mile from the town centre and close to shops and amenities
- Neat presentation
- Entrance hallway. Utility room and cloakroom/WC
- Generous lounge with a bay fronted window and chimney breast
- Separate dining room and kitchen
- 3 bedrooms and family bathroom
- Double glazing and gas heating
- A beautiful rear garden with mature bushes and trees
- Garage and driveway. No Chain





**GROSS INTERNAL FLOORSPACE:
914 Sq.ft (85 Sq.m)**

ENTRANCE HALLWAY

LOUNGE - 11' 10" x 11' 6" (3.60m x 3.50m)

DINING ROOM - 12' 0" x 10' 4" (3.65m x 3.15m)

KITCHEN - 8' 11" x 6' 11" (2.72m x 2.11m)

UTILITY - 8' 11" x 6' 1" (2.72m x 1.85m)

BEDROOM 1 - 11' 6" x 10' 4" (3.50m x 3.15m)

BEDROOM 2 - 11' 11" x 11' 3" (3.63m x 3.43m)

BEDROOM 3 - 7' 8" x 6' 11" (2.34m x 2.11m)

BATHROOM - 6' 11" x 6' 2" (2.11m x 1.88m)

GARAGE - 19' 2" x 9' 6" (5.84m x 2.89m)

TENURE: Freehold

TAX BAND: C

SERVICES: All mains services including double glazing and gas central heating

DIRECTIONS: From the town centre, follow South Road and take the second left into Holway Avenue. Turn right at the T-junction into Holway Road, take the first left into Eastleigh Road, then the 2nd right into Northleigh Road, where the house will be found on the left hand side and identified by our For Sale board.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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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