



**12 St. Georges Square, The Mount, Taunton, Somerset,  
TA1 3RX  
£425,000**

Situated in this highly desirable address, close to the town centre is this wonderful 4 bedroom semi detached town house with garage and a driveway. No Chain



## Features

- An elegant, modern semi detached town house
- Well presented and centrally positioned close to the town centre
- Storm porch into entrance hallway with multiple cupboards and cloakroom/WC
- Kitchen/dining room with a double glazed conservatory
- Generous sized lounge with a balcony on the first floor
- Principle bedroom with en suite
- Second floor 3 further bedrooms and bathroom
- Double glazed and gas heating
- Garage and driveway
- Superb situation opposite the residents park. No Chain



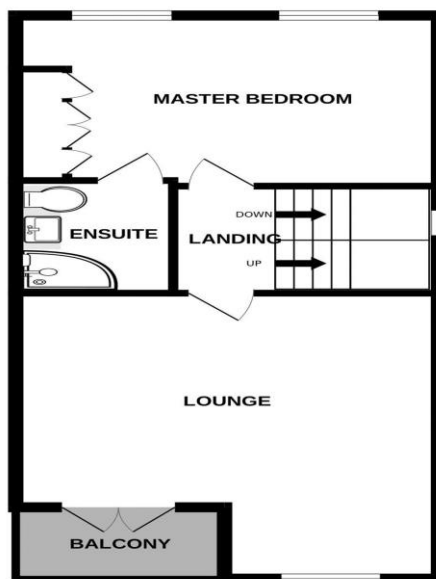
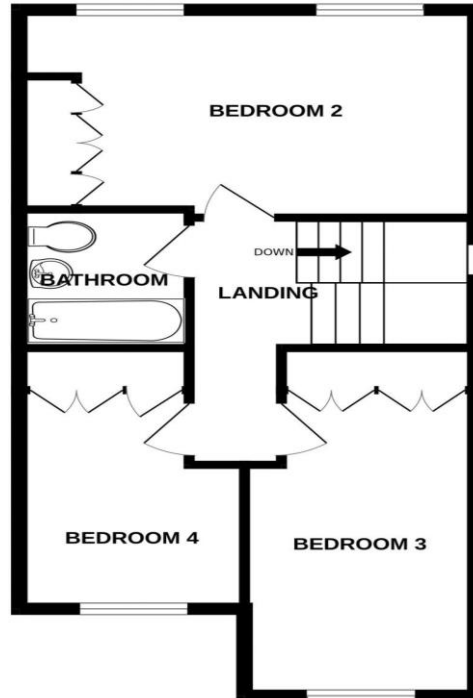
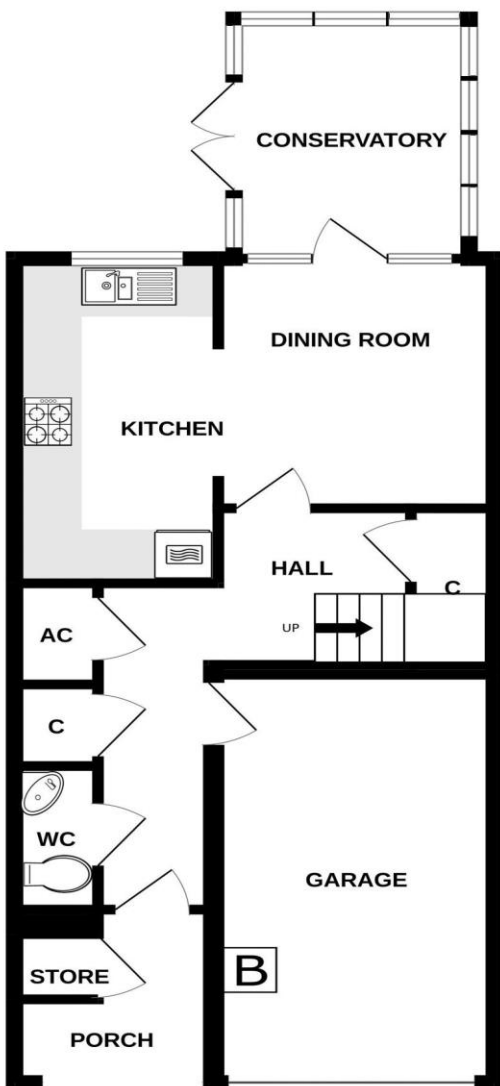


**GROSS INTERNAL FLOORSPACE:  
1174 Sq.ft (111 Sq.m)**

- ENTRANCE HALLWAY
- DINING ROOM - 10' 1" x 9' 6" (3.07m x 2.89m)
- KITCHEN - 13' 0" x 6' 3" (3.96m x 1.90m)
- WC
- LOUNGE - 16' 8" x 16' 2" (5.08m x 4.92m)
- MASTER BEDROOM - 16' 2" x 10' 2" (4.92m x 3.10m)
- EN SUITE
- BEDROOM 2 - 16' 2" x 10' 4" (4.92m x 3.15m)
- BEDROOM 3 - 17' 0" x 8' 3" (5.18m x 2.51m)
- BEDROOM 4 - 12' 10" x 7' 8" (3.91m x 2.34m)
- CONSERVATORY - 9' 11" x 8' 4" (3.02m x 2.54m)
- GARAGE - 16' 2" x 9' 7" (4.92m x 2.92m)

**TENURE:** Freehold  
**TAX BAND:** F  
**SERVICES:** Mains electricity, gas, water and drainage. Gas central heating.  
**DIRECTIONS:** From the centre of Taunton proceed along Billetfield taking the first left had turning onto The Mount. Approximately 200 yards along and immediately after 'Making Life Easier' showroom on the right, follow the private road down to the Green and around to the right. Continue to follow the private road alongside the green to where the property will be found on the right hand side identified by our for sale board.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   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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