



**6 Marston Close, Taunton, Somerset, TA1 4HZ**

**£290,000**

A beautifully presented & extended 3 bedroom semi detached house in this prime location with a garage and off road parking.



# Features

- An extended semi detached family house
- Highly popular residential area within popular school catchments & less than 1 mile for the hospital
- Well presented accommodation
- Extended entrance porch/hallway with cloakroom/WC
- Large lounge/dining room
- Modern fitted kitchen with door to rear garden
- 3 bedrooms and bath/shower room
- Double glazing and gas heating
- Enclosed pretty rear garden
- Garage and off road parking





**GROSS INTERNAL FLOORSPACE:  
990Sq.ft (92Sq.m)**

ENTRANCE HALLWAY

LOUNGE/DINING ROOM - 23' 9" x 13' 1"

(7.23m x 3.98m)

KITCHEN/BREAKFAST ROOM - 15' 5" x 12' 0"

(4.70m x 3.65m)

CLOAKROOM/WC

BEDROOM 1 - 14' 1" x 9' 7" (4.29m x 2.92m)

BEDROOM 2 - 10' 3" x 8' 9" (3.12m x 2.66m)

BEDROOM 3 - 7' 3" x 7' 1" (2.21m x 2.16m)

BATHROOM - 8' 0" x 6' 1" (2.44m x 1.85m)

**TENURE: Freehold**

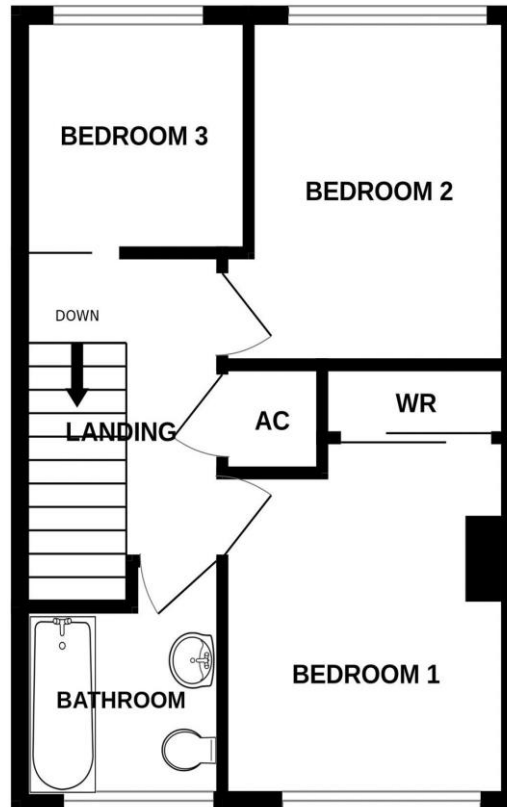
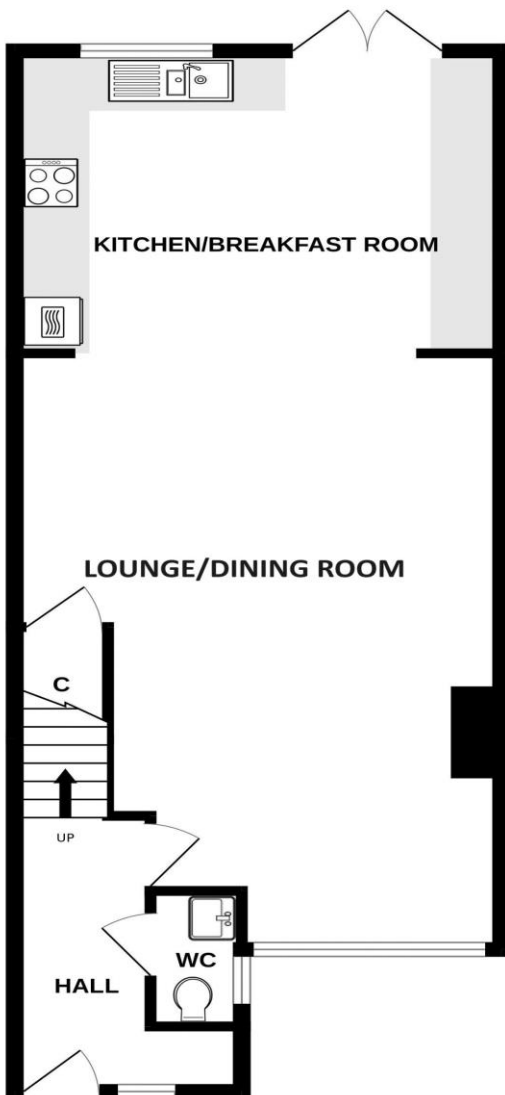
**TAX BAND: C**

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

**DIRECTIONS: From the centre of Taunton, follow Trull Road bearing left at the roundabout at the top of Galmington Road, then take the second left hand turn into Sherford Road and continue to the bottom of the hill bearing right onto Pikes Crescent. Take the 2nd right hand turning into Marston Close where the house can be identified by our for sale board.**

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   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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