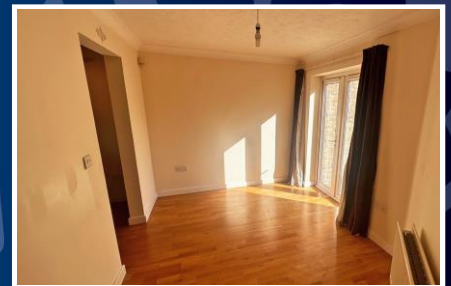




9 Priory Park, Taunton, Somerset, TA1 1PX

£259,500

A modern terraced family house with 3 reception rooms, 2 bathrooms, south facing garden, garage and parking close to the train station and river walks.
No chain



Features

- Modern terraced house
- Conveniently located less than a mile from the town centre and close to the railway station and riverside walks
- Neutrally decorated
- Entrance hallway and cloakroom WC
- Dual aspect lounge, study and dining room. Kitchen
- 3 double bedrooms and 2 bathrooms
- Double glazing and gas heating
- Allocated parking space and garage
- South facing garden
- No chain





**GROSS INTERNAL FLOORSPACE:
977 sq.ft (91 sq.m)**

- ENTRANCE HALLWAY
- CLOAKROOM/WC
- STUDY - 11' 8" x 7' 3" (3.55m x 2.21m)
- LOUNGE - 15' 9" x 9' 8" (4.80m x 2.94m)
- DINING ROOM - 12' 3" x 8' 0" (3.73m x 2.44m)
- KITCHEN - 8' 0" x 7' 3" (2.44m x 2.21m)
- BEDROOM 1 - 11' 10" x 9' 9" (3.60m x 2.97m)
- BEDROOM 2 - 7' 10" x 7' 5" (2.39m x 2.26m)
- BEDROOM 3 - 14' 2" x 7' 8" (4.31m x 2.34m)
- BATHROOM - 8' 10" x 6' 4" (2.69m x 1.93m)

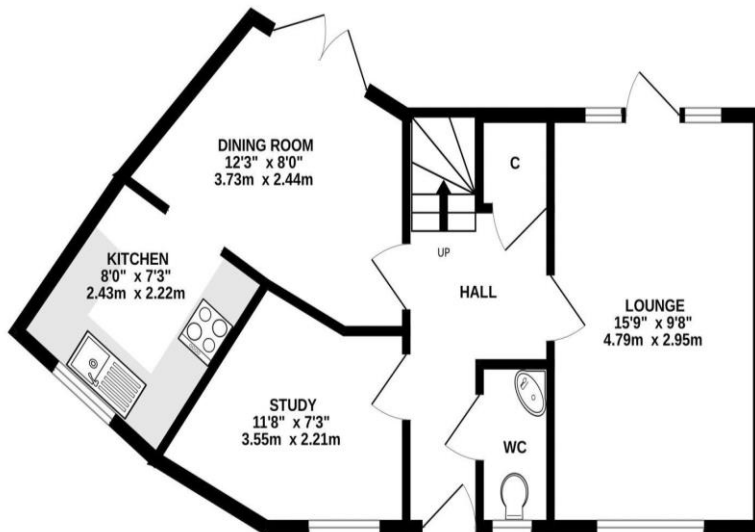
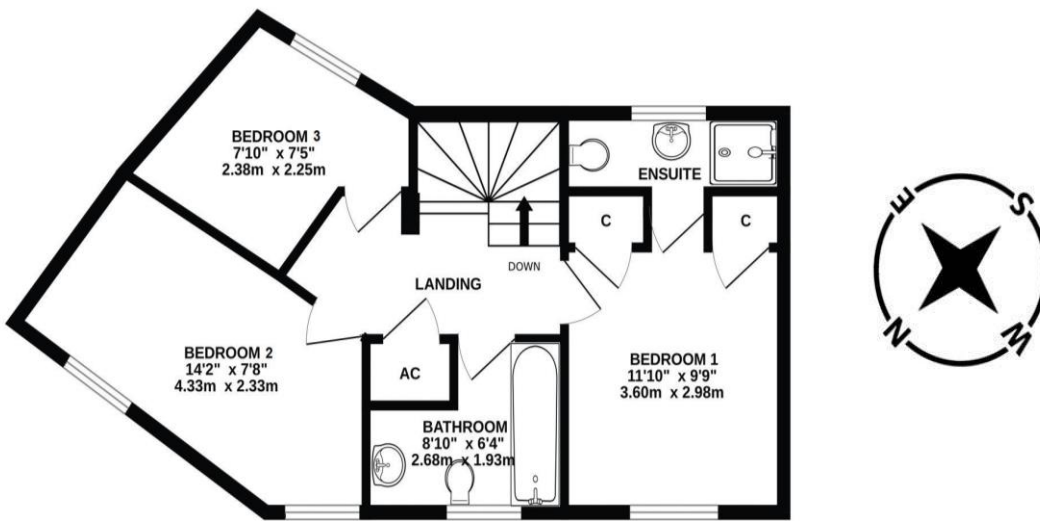
TENURE: Freehold

TAX BAND: C

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

DIRECTIONS: From the town centre proceed into Station Road and turn right into Priory Bridge Road. At the first roundabout turn left onto the new road and then first left into Priory Park. The property will be found a short distance in and on the left hand side, 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.

Service charge – in the region of £200.00 per annum.

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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