



35 Henley Road, Taunton, Somerset, TA1 5BW

Offers Over £365,000

A large extended 1930's 3 bedroom semi detached house with a useful attic room conveniently located close to Musgrove Park Hospital and within the Castle School catchment area.



Features

- A lovely spacious semi detached 1930s family house
- Well presented accommodation
- Conveniently located close to the hospital and within excellent school catchment areas
- Entrance hallway. Lounge with bay fronted window
- Refitted kitchen/breakfast room with a separate dining room and garden room
- 3 first floor bedrooms and bathroom
- Useful attic room
- Double glazing and gas central heating
- Pleasant south easterly facing rear garden
- Workshop/office (previously a garage) with driveway





**GROSS INTERIOR FLOOR SPACE:
1098 sq ft (102 sq m)**

LOUNGE 11' 0" x 14' 6" (3.35m x 4.42m)
 DINING ROOM - 10' 10" x 10' 11" (3.30m x 3.32m)
 KITCHEN - 10' 10" x 9' 3" (3.30m x 2.82m)
 GARDEN/FAMILY ROOM - 7' 3" x 9' 4" (2.21m x 2.84m)
 BEDROOM 1 - 12' 0" x 13' 1" (3.65m x 3.98m)
 BEDROOM 2 - 7' 11" x 11' 5" (2.41m x 3.48m)
 BEDROOM 3 - 7' 11" x 9' 1" (2.41m x 2.77m)
 BATHROOM - 6' 4" x 8' 1" (1.93m x 2.46m)
 ATTIC ROOM - 9' 5" x 13' 7" (2.87m x 4.14m)
 WORKSHOP/OFFICE - 15' 8" x 14' 5" (4.77m x 4.39m)
 STORE - 8' 10" x 8' 9" (2.69m x 2.66m)

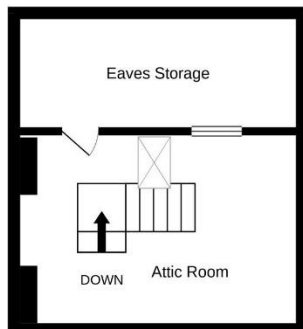
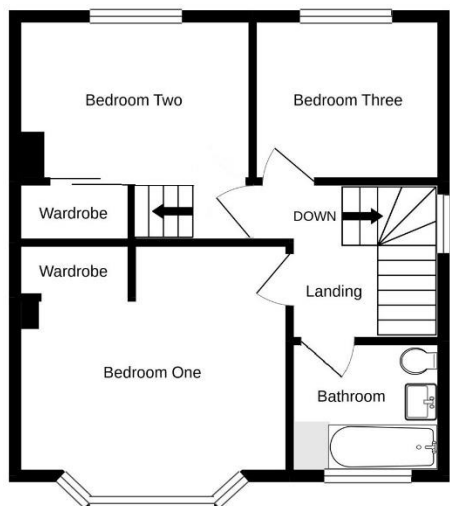
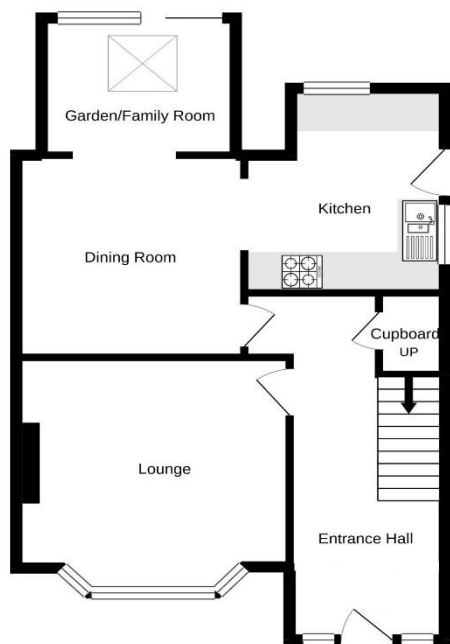
TENURE: Freehold

TAX BAND: D

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

DIRECTIONS: From the town centre, proceed down over Compass Hill into Wellington Road and turn left into Parkfield Road. Take the first right into Parkfield Drive and then immediately right again into Manor Road followed by the 2nd left into Henley Road. Number 35 can be found towards the end of this road on the left and further identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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