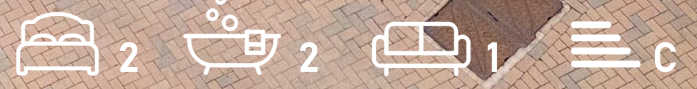




Grove Gate, Staplegrove, Taunton  
£225,000



- Link semi-detached home!
- Two bedrooms!
- Kitchen & living room/diner!
- Family bathroom & WC!
- Bedroom 2 split into bedroom & study!
- Modern decor throughout!
- Well presented rear garden!
- Garage & drive!
- Gas central heating!
- Double glazing throughout!



### Hall

### Kitchen

2.18m x 3.04m

### Living Room / Diner

4.42m (max) x 4.64m (max)

### WC

### Stairs & Landing

### Bedroom 1

4.42m x 2.61m

### Family Bathroom

2.32m (max) x 1.90m (max)

### Bedroom 2

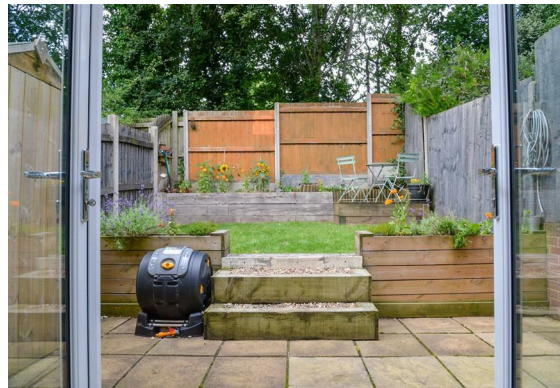
1.97m x 3.06m

### Study

2.37m (max) x 3.06m (max)

### Garage

2.57m x 5.62m





Presenting this generously sized, two bedroom, link semi-detached home, set in Staplegrove.

Briefly, the property comprises a hall with under-stairs storage and WC. A modern kitchen with ample worktop & unit space, some appliances, space for further appliances and spotlighting with under-unit lights also. A generously sized living room / diner across the rear benefitting from French doors leading onto the patio and giving a great space for living, dining & entertaining.



Stairs lead up to the landing on the first floor with cupboard. The master bedroom, a good sized double with dual windows, overlooks the rear garden. A family bathroom with toilet, basin and bath with shower over. The second bedroom (previously a well proportioned double bedroom) has been partitioned into a good size single bedroom and a study, each with it's own window overlooking the front.



The front of the property hosts gravel and a path to the front door. The well presented, rear garden hosts patio, steps up to the lawn surrounded with raised beds and a raised decking area to the rear. The garden benefits from a side gate for access.

The garage is set slightly away from the property and benefits from a driveway to the front, for one vehicle as well as lots of on-road parking.

The property benefits from gas central heating, air flow ventilation system & double glazing.

Grove Gate is walking distance away from nursery, primary school, shops, pub and rural walks. The property is found to the west side of Taunton and boasts excellent transport links to a choice of M5 junctions, linking you to Bristol, Exeter and beyond.

Tenure: Freehold  
EPC: C  
Council tax band: C



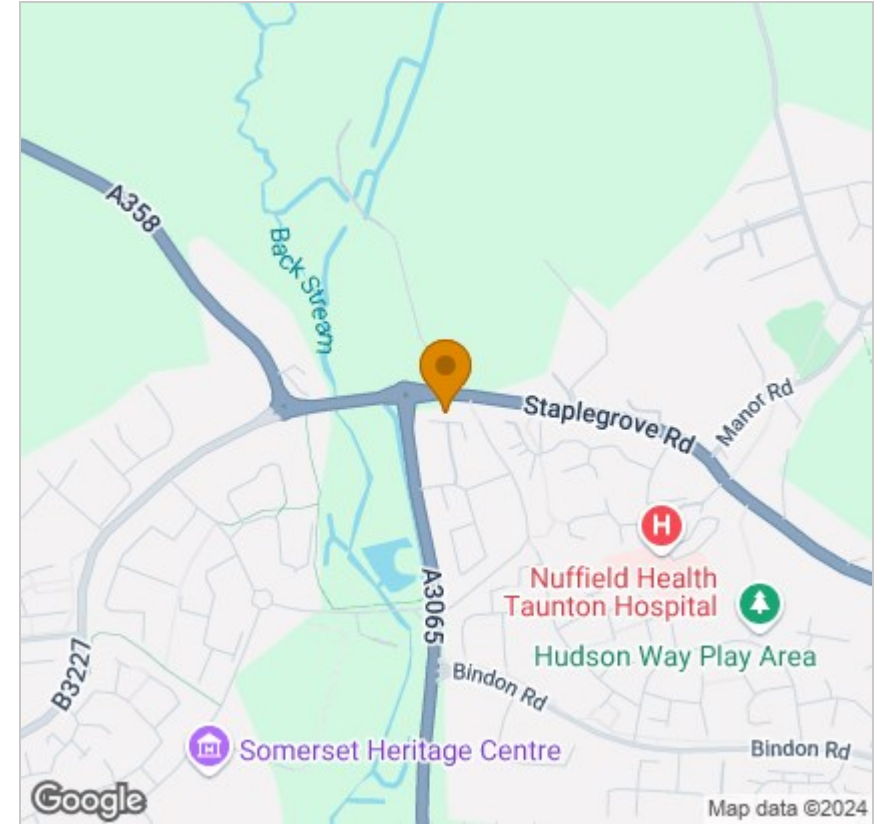
## Floor Plan



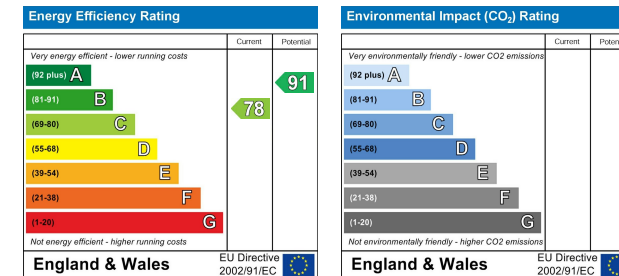
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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