



The Fairways, Herford Taunton TA1 3PA

welcome to

The Fairways, Sherford Taunton

Fox and Sons are delighted to bring to the market this three-bedroom semi-detached home situated in a popular residential area on the South side of Taunton. Call our Office to book your Viewing Today!

Description

Situated on The Fairways, to the South side of Taunton is this three-bedroom semi-detached home. The Accommodation briefly comprises an Entrance Porch, Downstairs Cloakroom, Front Aspect Lounge leading into a Dining Area, Kitchen and Conservatory to the Ground Floor.

To the First Floor there are Three Bedrooms, two of which are doubles and have built-in wardrobes, plus a family bathroom.

Externally, there is an enclosed rear garden with side access, mainly laid to gravel and a patio area. The property has the added benefit of a garage and driveway parking for 1-2 vehicles.

The County Town of Taunton is a bustling, forward-looking town with excellent amenities. The town has a good selection of independent and high street shops, distinctive restaurants, cafes, attractions and a wealth of history, all whilst being surrounded by picturesque countryside. Taunton benefits from excellent commuter links via extensive Bus routes, Train Station and M5 Motorway, making it an ideal choice for commuters, offering easy access to Bristol, Exeter, and beyond.

Entrance Porch

Carpeted.

Cloakroom

Carpeted. Frosted window. Radiator. WC and wash hand basin.

Lounge

16' 10" x 13' 8" (5.13m x 4.17m)

Carpeted. Radiator. Front aspect window. Staircase rising to First Floor Landing.

Dining Room

8' 2" x 8' (2.49m x 2.44m)

Carpeted. Radiator. Patio doors leading to Conservatory.

Kitchen

8' 4" x 8' (2.54m x 2.44m)

Wood laminate flooring. Rear door. Radiator. Window. A range of wall and base units with worktop over. Partially tiled. Stainless steel sink and drainer with mixer tap over.

Conservatory

9' 11" x 6' 9" (3.02m x 2.06m)

Glazed windows and roof.





First Floor Landing

Carpeted. Window. Airing cupboard.

Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m)

Double Bedroom. Carpeted. Radiator. Built-in wardrobe. Window.

Bedroom Two

10' x 9' 7" (3.05m x 2.92m)

Double Bedroom. Carpeted. Radiator. Built-in wardrobe. Window.

Bedroom Three

7' 5" x 6' 11" (2.26m x 2.11m)

Single Bedroom. Carpeted. Radiator. Over stairs cupboard. Window.

Bathroom

Wood laminate flooring. Radiator. Suite comprising bath, WC and wash hand basin with storage below. Obscured window.

Rear Garden

Patio area. Mainly laid to gravel. Side access.

Parking

Driveway parking for one to two cars.

Garage

Single garage with power.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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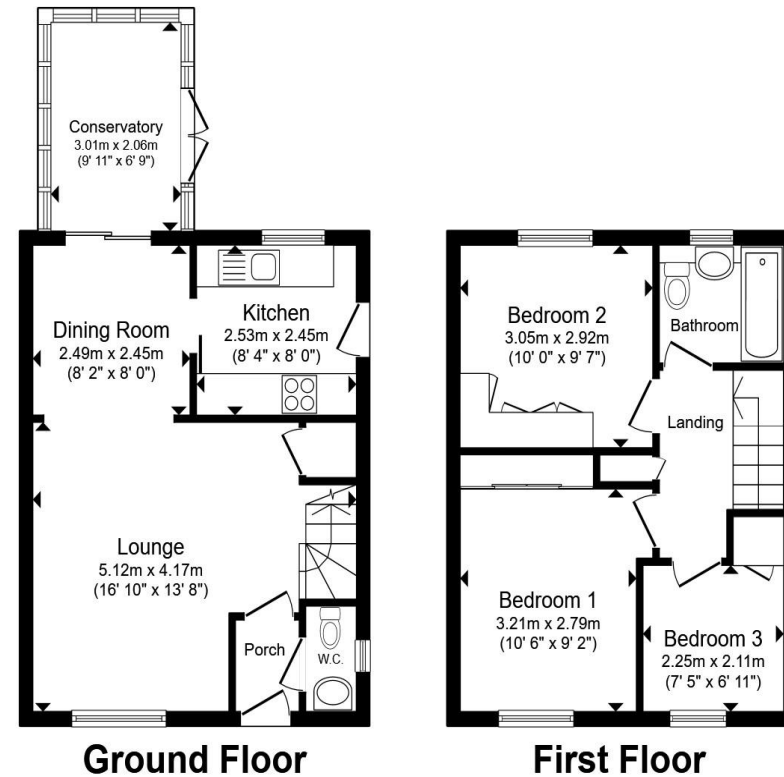
The Fairways, Sherford Taunton

- Three-Bedroom Semi-Detached Home
- Secluded Rear Garden
- Lounge and Dining Area
- Conservatory and Downstairs WC
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£300,000



Total floor area 73.7 m² (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TAU108692 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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