

FOR SALE

£425,000 Freehold



Fullands Avenue, TAUNTON, Somerset, TA1 3DE

£425,000
Freehold

- 4 Bedrooms
- Master with En-suite Shower and Family Bathroom
- 3 Reception Rooms
- Modern Kitchen
- Off Street Parking and a Garage
- West Facing Garden
- Cul-de-sac Location



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this spacious 1930s 4 Bedroom family home situated within a quiet cul-de-sac location and within close proximity of local shops and amenities.

The property features 3 good sized reception rooms, a modern fitted kitchen, 4 bedrooms master with ensuite, a family bathroom, off street parking, garage and a large rear garden which has well established shrubs and trees and is laid to lawn.

Council Tax Band D, EPC Rating

Please contact Newton King to arrange an accompanied viewing between 9am and 6pm

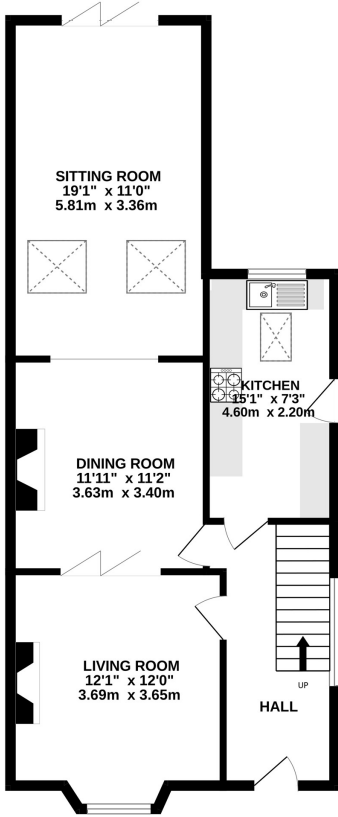




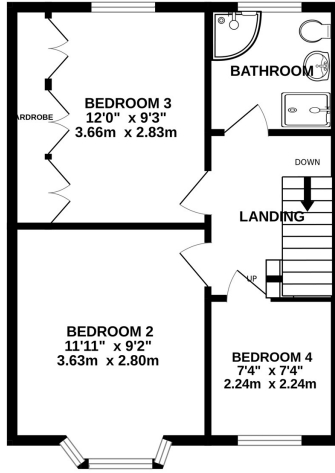
FLOORPLAN & EPC



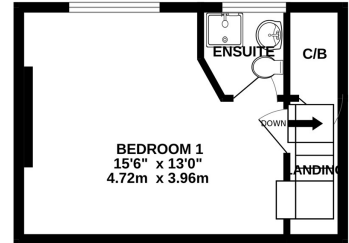
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



FULLANDS AVENUE

TOTAL FLOOR AREA: 1363 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Taunton
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