

FOR SALE

£254,995 Freehold



4 Cabot Court, Taunton, TA2 6UZ

£254,995
Freehold

- 3 Bedrooms
- Upstairs Bathroom, Downstairs WC
- Off Street Parking for 2 Cars
- Modern House, Excellent Decorative Order
- 35ft Rear Garden, Shed with Lighting and Power
- Cul-de-sac
- Rental potential £1200 to £1300pcm excluding bills
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this 3 Bedroom end terrace family home situated in a popular cul-de-sac location within close proximity to local shops, schools and amenities.

Accommodation comprises: - a spacious open plan lounge/diner, a modern fitted kitchen with a built-in hob and oven, Downstairs WC, doors to an enclosed rear garden with gated side access, upstairs there are 3 Bedrooms and an upstairs family bathroom. The property is fully double glazed and has gas/solar heating, Parking to the front for 2 Cars.

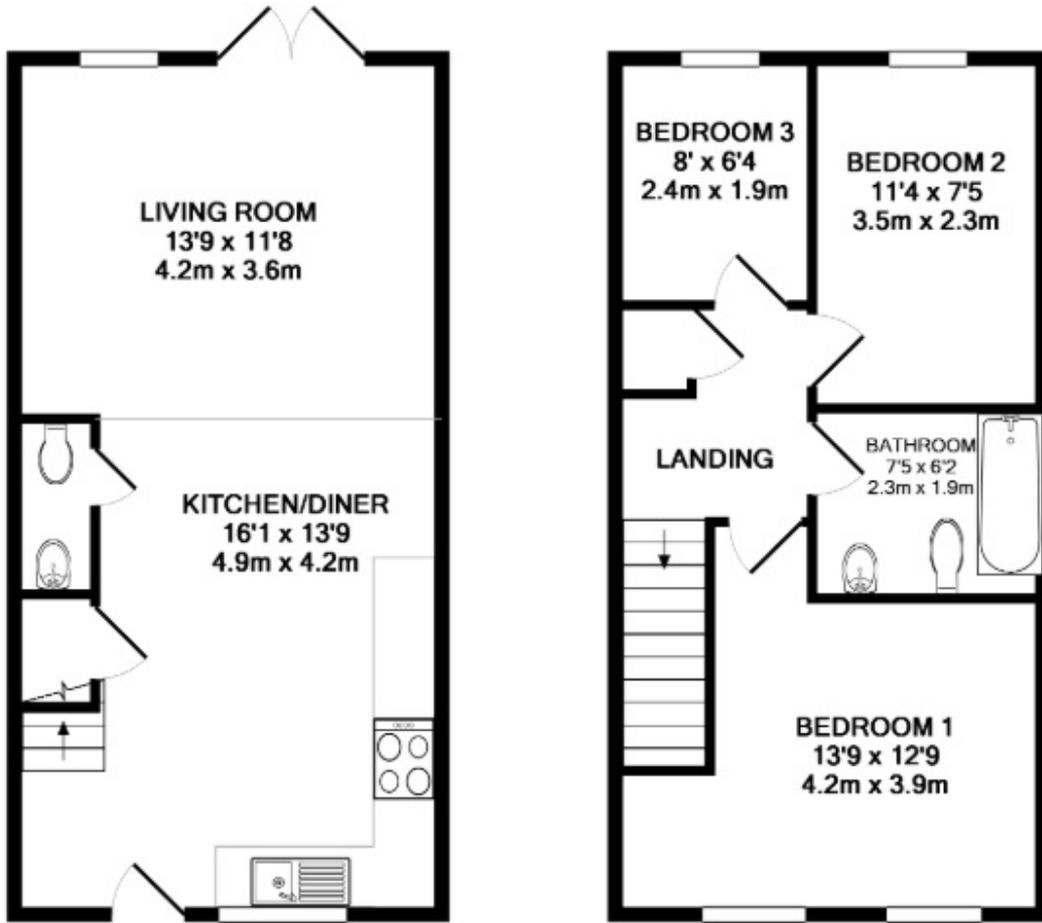
Council Tax Band C, EPC Rating B

Rental potential £1200 to £1300pcm excluding bills.

Please contact Newton King for further detail or to arrange an accompanied viewing between 9am and 6pm.







GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	81	
(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	