

FOR SALE

£400,000 Freehold



# 35 Harp Chase, Taunton, TA1 3RY

£400,000  
Freehold

- 4 Bedroom Detached Family Home
- Upstairs Family Bathroom, Master with en-suite
- Modern fitted kitchen, Dining Room
- Off Street Parking and Integral Garage
- Gas Central Heating, Underfloor Heating downstairs
- Double Glazed Throughout
- Blank Canvas ready to put your own stamp on
- Enclosed 35ft Rear Garden
- Cul-de-sac location



## PROPERTY DESCRIPTION

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

The property is situated in the end of the cul-de-sac and enjoys a private position with ample off street parking to the front and an secure enclosed rear garden. There is a spacious Kitchen Dining Room and a good sized Lounge, there is a WC to the ground floor along with an integral garage there are 4 good sized bedrooms the master with en-suite and an upstairs family bathroom.

Council Tax Band E, EPC rating B

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

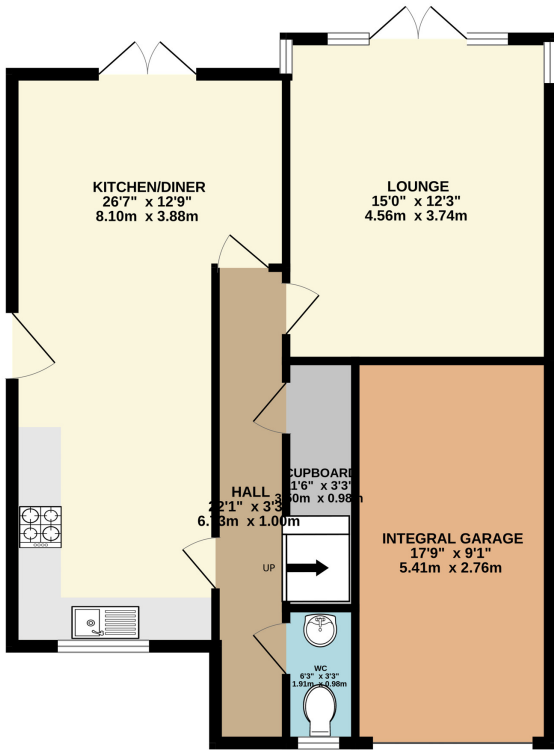




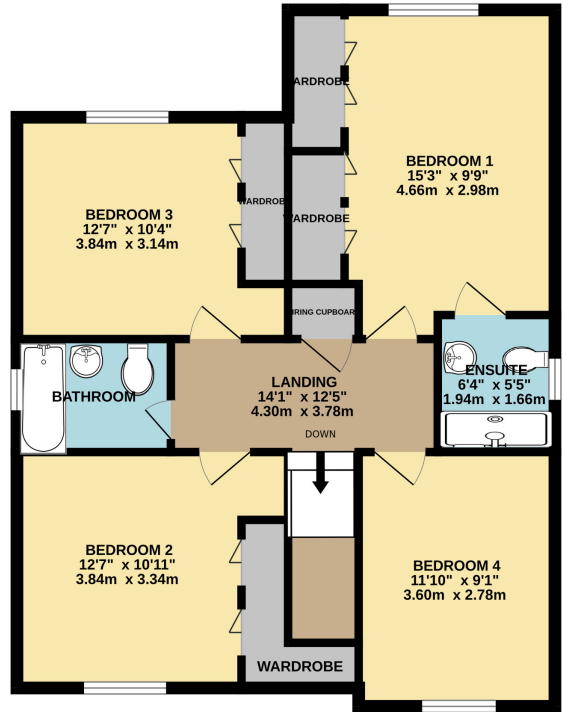
# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Taunton  
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