

FOR SALE

£224,995



# 89 Massingham Park, Taunton, Somerset, TA2 7TQ

£224,995

- 3 Bedroom Family Home
- 2 Reception Rooms
- Family Bathroom and Downstairs WC
- Off Street Parking
- Gas Central Heating and Double Glazing
- Rental Potential £1200pcm excluding bills.
- No Onward Chain



## PROPERTY DESCRIPTION

---

Newton King are delighted to offer to the market this modern three-bedroom family home offering located in a popular residential location within proximity to local shops and amenities.

Accommodation comprises: - an entrance hall, downstairs WC, a spacious living room through to an open plan fitted kitchen/dining room with access to the rear garden via patio doors. Upstairs there are two double bedrooms, one single and a family bathroom complete with shower over the bath. That property is fully double glazed and has gas central heating throughout.

Council tax band C, EPC rating C, Rental potential £1200pcm excluding bills.

The property is offered to the market with No Onward Chain, Please contact Newton King to arrange an accompanied viewing between 9am and 6pm.

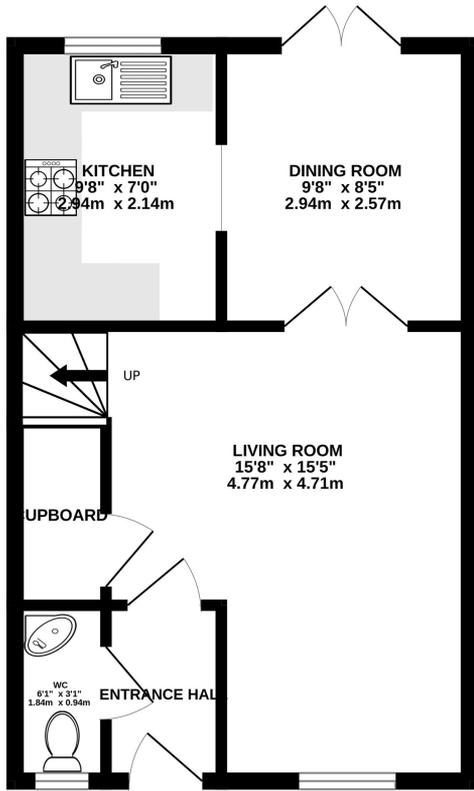




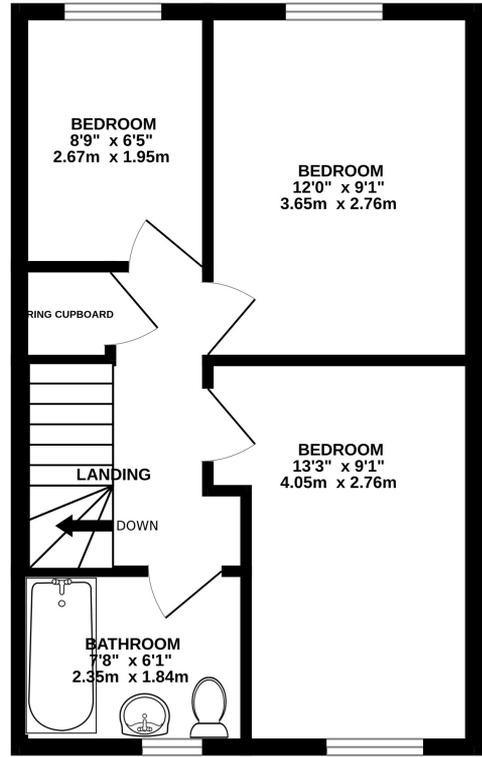
# FLOORPLAN & EPC



**GROUND FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



**1ST FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>		78	
(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  
53, East Street, Taunton, TA1 3NA  
01823 259753  
taunton@newtonking.co.uk