



63 Batt Drive Cheddon Fitzpaine, Taunton TA2 8FY

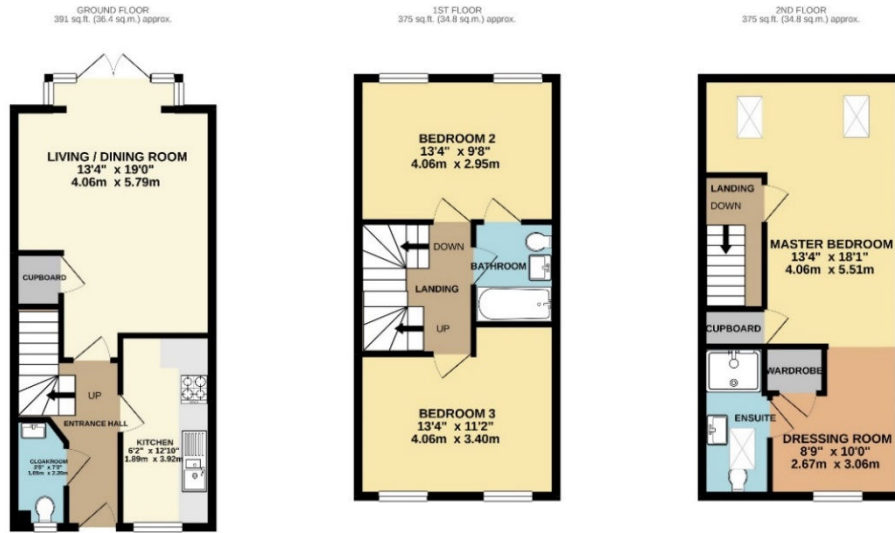
£287,500





## Features

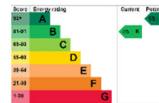
- Entrance hall
- Fitted kitchen
- Living / dining room with French doors to garden
- Cloakroom
- 2 double bedrooms on 1<sup>st</sup> floor
- Jack and Jill family bathroom
- Master bedroom suite on 2<sup>nd</sup> floor with dressing room, fitted wardrobe, ensuite shower room and Velux windows
- Enclosed South facing garden to rear
- Garage and driveway parking for 2 cars
- Gas central heating
- Double glazing
- Council tax band D



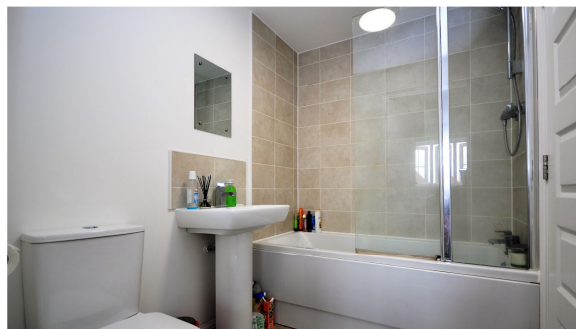
TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings 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 read 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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Within this convenient location just 2 miles from the centre of town is this well presented 3 double bedrooomed semi-detached townhouse arranged over three storeys with enclosed South facing garden to rear, garage and off road parking for 2 cars.



Viewing strictly through the selling agents:

**Robert Cooney**

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.