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St Georges Square Taunton, TA1 3RX

Enjoying a most sought after and 'tucked away' location just a few minutes walk from the town centre and overlooking a private green is this well proportioned 4 bedroomed town house with attractive gardens, driveway and garage. Energy Efficiency C

Price Guide £325,000

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St Georges Square Taunton, TA1 3RX

THE PROPERTY

Enjoying a delightful location overlooking and adjacent to a private park, this impressive 3 storey town house offers comfortable and well balanced accommodation with double glazing and gas central heating. On the ground floor is a reception hall with cloakroom, dining room, kitchen and Upvc double glazed conservatory, on the first floor is light and spacious sitting room along with the master bedroom and en suite bathroom whilst on the second floor are 3 bedrooms and a family bathroom. To the front of the property there is a brick paved driveway leading to an integral garage whilst the attractive rear gardens are laid out to patio areas with lawn and herbaceous borders. Viewing strongly recommended.

THE SITUATION

Enjoying a most favoured and peaceful location well away from passing traffic yet within just a few minutes walk of the town centre, St Georges Square stands in a most enviable setting. Number 9 enjoys a southerly aspect overlooking the private residents green with distant views from the upper floors towards the Blackdown Hills. This location also provides easy access to Vivary Park which features leisure amenities including tennis courts, golf course and bowling green etc.

DIRECTIONS

From the town centre proceed along Corporation Street turning left at the mini roundabout into The Crescent, at the top of which turn left into Upper High Street. Continue past Vivary Park leading up the hill and then at the traffic lights turn right into The Mount and turning right again into St Georges Square where the property will be found a little way down on the right hand side.

THE ACCOMMODATION

(All measurements are approximate) Recessed Entrance Porch with built-in storage cupboard and door to:-

HALL

With stairs rising, built-in airing cupboard, cloaks cupboard and door to garage.

CLOAKROOM

DINING ROOM 10' 2" x 9' 6" (3.10m x 2.89m)

With archway to kitchen and French door to:-

CONSERVATORY 10' 0" x 8' 4" (3.05m x 2.54m)

Of Upvc construction with double doors to the rear garden.



KITCHEN 13' 0" x 6' 2" (3.96m x 1.88m)

Range of wall and base units with built-in double oven and microwave, gas hob, built-in dishwasher and washer/dryer.



ON THE FIRST FLOOR

SITTING ROOM 16' 6"(max.) x 16' 2" (5.03m x 4.92m)

Enjoying an appealing southerly aspect over the private green with French doors opening onto a balcony terrace.



MASTER BEDROOM 16' 2" x 10' 1" (4.92m x 3.07m)

Having built-in wardrobe with dressing table and door to:-



EN SUITE BATHROOM

With a three piece suite.

ON THE SECOND FLOOR

BEDROOM 2 16' 0" x 10' 4" (4.87m x 3.15m)

With built-in wardrobes and dressing table.

BEDROOM 3 14' 10" x 8' 3" (4.52m x 2.51m)

With built-in wardrobe and dressing table. Enjoying an appealing view over the park with distant views to The Blackdowns.

BEDROOM 4 10' 9" x 7' 10" (3.27m x 2.39m)

With built-in wardrobes. Enjoying the view.

BATHROOM

With a three piece suite.

OUTSIDE

To the front of the property is a brick paved driveway providing additional parking and leading to INTEGRAL GARAGE 16'6 x 9'4 having power, light, gas fired boiler and up and over style door. The attractive rear garden is laid to lawn with patio areas, flower and shrub borders and is well enclosed with fencing and walling.



TENURE:

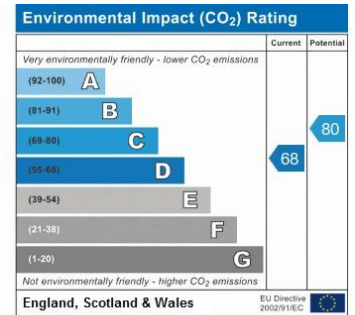
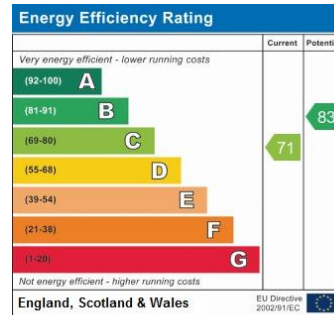
Freehold.

SERVICES:

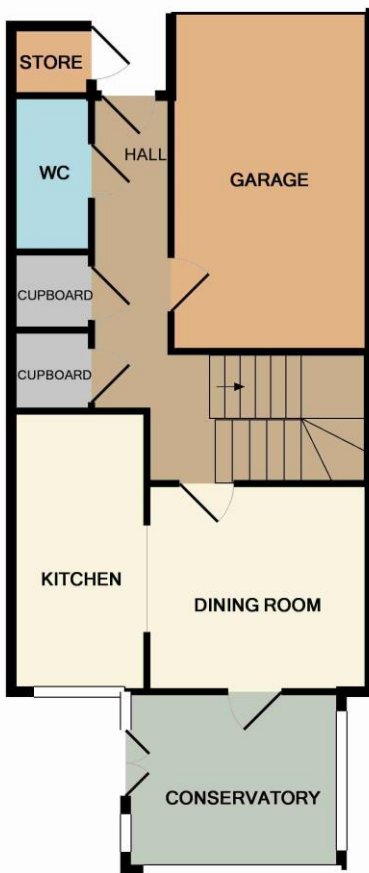
All mains services are connected,

OUTGOINGS:

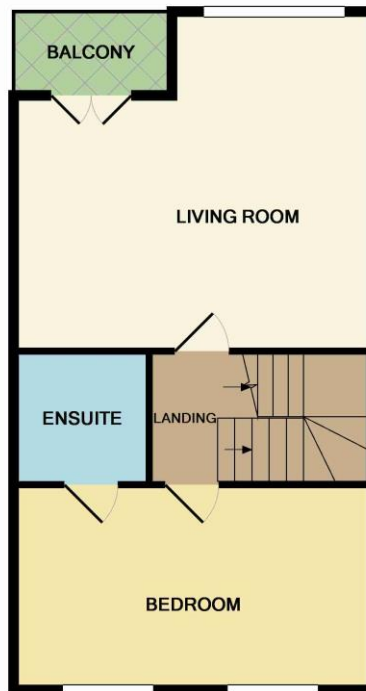
Taunton Deane Borough Council, Council Tax Band F.



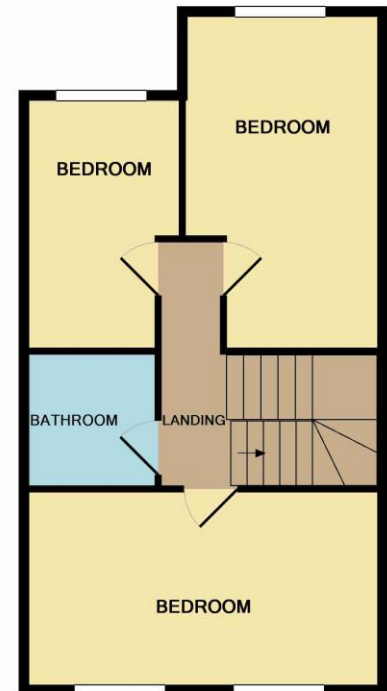
Address:
9 St Georges Square, Taunton, TA1 3EX



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

THE PROPERTY MISDESCRIPTION ACT 1991

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