



Charter Walk, Taunton TA1 2AY

welcome to

Charter Walk, Taunton

Fox and Sons are delighted to bring to the market this spacious three bedroom property in a quiet location of Taunton.

DESCRIPTION

Situated within easy walking distance of local amenities, shops and schools, this well-presented three-bedroom home offers spacious and practical accommodation ideal for modern family living. The property features a bright double-aspect lounge and a generous double-aspect kitchen/dining room, creating light-filled living spaces perfect for both everyday life and entertaining. The ground floor also benefits from a convenient cloakroom with WC, while upstairs there are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys off-road parking, a garage and a private garden, making this an excellent choice for first-time buyers, growing families or those looking to downsize without compromising on space or convenience.

Entrance Hall

Carpeted. Radiator.

Rear Hall

Vinyl floor. Built in storage and under stairs storage,

Cloakroom

W.C. Wash basin. Fully tiled, Frosted DG. Blinds.

Lounge

D.G. Blinds. Carpeted. Feature fireplace.

Kitchen/ Diner

Double aspect. Lino floor. D.G Space for W/M. Part tiled. Built in fridge/ freeze and dishwasher. Built in cooker.



**Landing**

Carpeted. Radiator. Airing Cupboard.

Bedroom 1

Built in Wardrobe. Vinyl floor. Double glazed. Radiator. Blinds.

Bedroom 2

Vinyl floor. Built in furniture. Walk in wardrobe. Double glazed. Radiator.

Bedroom 3

Vinyl floor. Radiator. Double glazed. Blinds.

Bathroom

Heated. Towel rail. Bath. W.C. Washbasin.

Separate Shower

Electric Shower. Spotlight.

Rear Garden

Outside Tap. Large Patio. Large single area. Mixture of bordered and planters.

Parking

Off road parking

Garage

Up and over door.



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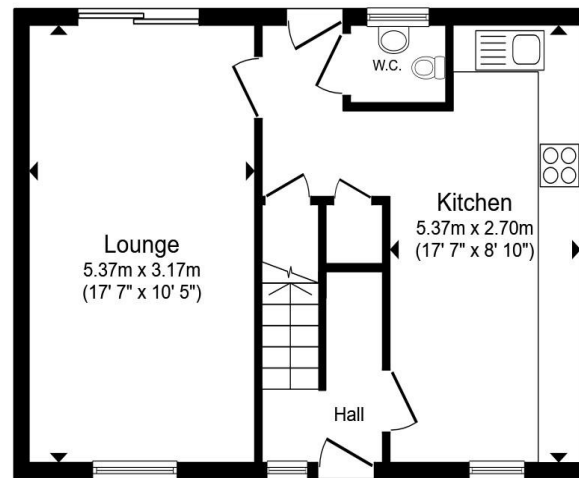
Charter Walk, Taunton

- Garage and Off Road Parking.
- Walking Distance to Local Amenities
- Close to Bus Route
- Spacious Reception Rooms
- Downstairs Cloakroom with W.C.

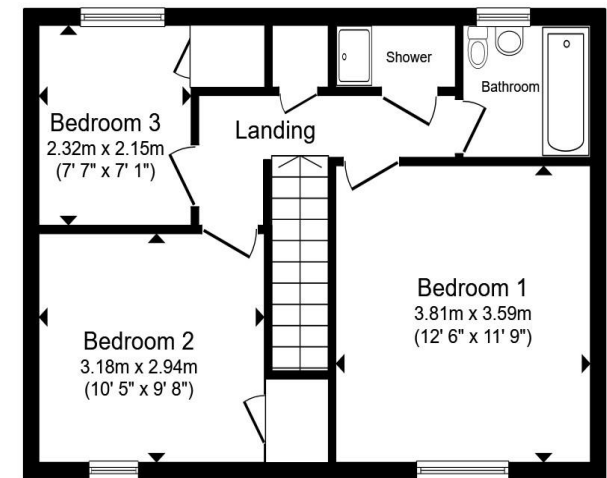
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Ground Floor



First Floor

Total floor area 87.2 m² (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
TAU109526 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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