

35 Kings Square

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, Taunton, Somerset, TA1 3FN

Taunton 0.5 Mile

A Stylish Contemporary Home Set Within This Sought After Gated Development, Close To Town

- No Onward Chain
- Highly Energy Efficient Home
- Overlooking Communal Square
- Short Walk To Town Centre
- Council Tax Band C
- Secure Gated Community
- Three Bedrooms
- Two Private Parking Spaces
- EPC B
- Freehold

Guide Price £335,000

SITUATION

Kings Square, an attractive gated development is centrally located just off the popular South Road within the County Town of Taunton. Taunton offers a wide range of shopping, education and retail facilities including many restaurants, theatre and excellent transport links, including mainline rail services to London Paddington and access to the M5 at Junction 25. Kings College, Richard Huish College and St George's Catholic Primary School as well as other schools are all within walking distance.







ACCOMMODATION

A welcoming entrance hall provides access to a useful cloakroom and a generous understairs storage cupboard. The well-appointed kitchen is fitted with a range of contemporary wall and base units with granite work surfaces over, complemented by a breakfast bar. Integrated Bosch appliances include a double oven and microwave, alongside a gas hob with extractor over. Further built-in appliances comprise a fridge/freezer, dishwasher and washing machine. A bright bay window to the front enjoys a pleasant outlook over the communal green and provides space for a dining table.

To the rear, the spacious sitting room offers ample room for both relaxation and dining, with French doors opening onto the attractive rear garden. On the first floor are two well-proportioned double bedrooms together with good size single bedroom and a family bathroom. An airing cupboard provides additional storage, while the loft space has been boarded and is accessed via a ladder.

OUTSIDE

Outside, the charming rear garden has been designed for ease of maintenance and includes a raised bed, a seating area ideal for entertaining and al fresco dining, and a garden shed with power connected. A gate gives access to a pedestrian pathway running the perimeter of the square. To the front, a private driveway provides off-road parking for one vehicle, with an additional allocated space opposite. The driveway is fitted with an EV charging point and external power sockets.

The property enjoys a delightful outlook over the central communal green, with a play area at one end and landscaped lawns, seating and pathways for residents to enjoy. Kings Square offers convenient access to scenic walks through Vivary Park and the surrounding countryside, while nearby schools and Taunton town centre can be reached via an attractive pedestrian path away from the traffic of the main road.

SERVICES

All Mains Services Connected. Nest Thermostatic Heating System. Mobile signal good outdoors and in-home with most major networks. Standard, superfast and ultrafast broadband available via AllPoints Fibre and Openreach (information from Ofcom). Please note the agents have not inspected or tested the services.

AGENTS NOTE:

There is a estate management fee for the upkeep and gardening of the communal areas payable of approximately £120 per quarter. There are restrictive covenants on the title, please contact the agents for more information.

DIRECTIONS

From the centre of Taunton proceed out along Silver Street, passing the VW garage on the right and the turning for Kings Square can be found on the right-hand side after a short distance.

What3words: ///awards.yappy.hunt

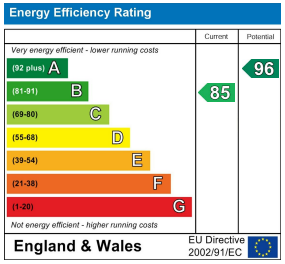






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