



21 Torridge Mead, Taunton TA1 2NU
£239,950

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A superbly presented, modern 4 bedroom detached family home in 'choice' cul-de-sac. Quality conservatory extension, superb re-fitted kitchen, 2 reception rooms, utility, en-suite shower, secluded garden, uPVC double glazing and garage. Energy Rating: C

THE PROPERTY

This meticulously maintained and well presented detached family house provides comfortable living accommodation which has been updated in recent years including installation of uPVC double glazed windows, the addition of a quality conservatory and a comprehensively re-fitted kitchen and utility room. The property occupies a pleasant cul-de-sac position within the sought after residential area of Blackbrook on the eastern outskirts of Taunton, being only 2 miles from the town centre and a similar distance from the motorway junction.

UPVC double glazed front entrance door with leaded glazed insert to:

Entrance hall dog legged staircase to first floor with large understairs storage cupboard, radiator and shelf.

Cloakroom wall mounted wash hand basin with tiled splashback, low level wc, radiator.

Sitting Room 16' 6" x 12' 10" (5.03m x 3.91m) Sitting Room: 16' 6" x 12' 10" (5.03m x 3.91m) reconstructed stone fireplace, bay window to front, coved ceiling, tv point, telephone point, radiator, archway opening to:

Dining Room 11' 1" x 10' 2" (3.38m x 3.1m) coved ceiling, radiator, shelf, double glazed sliding patio doors opening to:

Conservatory 13' 3" x 9' 4" (4.04m x 2.84m) uPVC double glazed with fitted vertical blinds, two wall light points and door opening to rear garden.

Kitchen/Breakfast Room 9' 10" x 8' 10" (3m x 2.69m) Kitchen/Breakfast Room: 9' 10" x 8' 10" (3m x 2.69m) re-fitted in summer 2008 to a particularly high standard with integrated slim line dishwasher, refrigerator and Stoves eye level double gas oven, Stoves stainless steel four ring



gas hob with extractor hood over, extensive range of wall and floor storage cupboards, integrated tv/dvd/radio, ample rolled edge work surfaces with tiled splashbacks, breakfast bar, wall mounted Ideal gas fired boiler supplying central heating and hot water (installed 2007), telephone point, radiator and multi paned glazed door through to:

Utility room 7' 3" x 5' (2.21m x 1.52m) re-fitted in summer 2008 with matching wall and floor storage cupboards to the kitchen and rolled edge work surfaces with tiled splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, useful built-in storage/broom cupboard, uPVC double glazed door to outside.

First Floor Landing access to partially boarded and recently insulated roof space. Built-in airing cupboard with lagged hot water tank.

Bedroom 1 13' 6" x 11' (4.11m x 3.35m) double fitted wardrobes and inset chest of drawers, radiator. Door to:

En-suite Shower Room pedestal wash hand basin, low level wc, shower cubicle with electric shower unit, fully tiled walls, window, radiator.

Bedroom 2 11' 1" x 11' (3.38m x 3.35m) radiator.

Bedroom 3 10' 2" x 9' 4" (3.1m x 2.84m) radiator.

Bedroom 4 9' 5" x 7' 7" (2.87m x 2.31m) radiator.



Bathroom pedestal wash hand basin, low level wc, panelled bath with Mira thermostatically controlled shower, fully tiled walls, radiator.

Outside A side driveway with parking for two vehicles leads to the ATTACHED SINGLE GARAGE with up and over door, power points, electric light and side personal door. The front garden is attractively planted with specimen shrubs and herbaceous plants. The rear garden comprises a paved patio area with a few steps then leading up to an easy to maintain lawned garden surrounded by mature shrubs, trees and herbaceous borders. The rear garden is fully enclosed and offers a high degree of seclusion.

Directions From the centre of Taunton proceed along East Street and East Reach. Having passed the Vauxhall garage on your right hand side, at the next traffic lights turn right and then fork immediately left onto Hamilton Road. Follow this road until reaching a set of traffic lights on a sharp left hand bend where upon turn right onto Ilminster Road. At the following roundabout take the second exit onto Blackbrook Way and then turn first right into Calder Crescent. Torridge Mead is then the second turning on the right hand side.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their solicitor or surveyor.

References to the Terms of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

See a property.

The Data Protection Act 1998

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TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)

