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Mobile Phone Coverage: Check: www.ofcom.gov.uk/mobile-coverage-checker

Flood Risk: Rivers & Sea—very low. Surface water—high.

Broadband Availability: Superfast with up to 44 Mbps download speed and 8 Mbps upload speed.

Council Tax Band: B

Property Location: w3w.co/silentvine.wiping

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



82 Burchs Close

Taunton, TA1 4TS

£220,000 Freehold



Wilkie May & Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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GROUND FLOOR: ENTRANCE PORCH, SITTING ROOM: 15'6" x 13'9" (4.72m x 4.19m), DINING ROOM: 13'8" x 8'5" (4.16m x 2.56m), KITCHEN: 9'2" x 5'10" (2.79m x 1.77m)

FIRST FLOOR: LANDING, BEDROOM ONE: 12'0" x 11'2" (3.65m x 3.40m), BEDROOM TWO: 7'10" x 11'1" (2.38m x 3.37m), BATHROOM: 6'11" x 5'5" (2.10m x 1.65m)

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Description

This two bedroom modern mid terrace home is set in a tucked away position close to amenities within the popular residential location of Comeytrove.

The property is benefitted by double glazing and mains gas fired central heating and has been enhanced with a single storey extension to the rear in order to create additional ground floor living.

- Terrace
- Two Bedrooms
- Two Reception Rooms
- Sought After Residential Location
- Double Glazing
- Gas Fired Central Heating
- Single Garage



Internally, a front door leads into entrance porch with further door through to a sitting room. The sitting room offers a front aspect window, gas fire and staircase to first floor with access through to a dining area (formally the kitchen). From here, an archway opens up into a fitted kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks, a space for cooker, space for washing machine, space for fridge and a wall mounted Worcester boiler.

To the first floor are two bedrooms (bedroom one with built-in wardrobes) and a refitted family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over completes the accommodation. Externally, the rear garden is fully enclosed with gated rear access. There is an area of shaped patio, borders and decorative gravel chippings, as well as a single garage.

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