



Edgebury Walford Cross, Taunton TA2 8QP

£450,000



A well presented 3 bedroomed semi-detached house providing flexible accommodation over three floors just 4.5 miles from the centre of Taunton with South East facing garden to the rear, single garage, useful large separate garage and Workshop with ample driveway parking.





### Features

- Entrance Hall
- Living Room
- Study with door to garden
- Fitted Kitchen / Dining Room
- Garden Room with rooflights and door to garden
- Utility Room with door to garden
- Cloakroom
- 2 Double Bedrooms on 1<sup>st</sup> Floor with fitted wardrobes
- Family Bathroom with separate Shower
- Master Bedroom on 2<sup>nd</sup> floor with Velux windows, Dressing Room and additional storage
- Enclosed South East facing garden to rear
- Large Garage and Workshop
- Single Garage with ample driveway parking
- Oil fired central heating
- Double glazing
- Owned solar panels – income generated approximately £2,000 pa
- Council tax band D
- Woodburners and Rangemaster cooker are not included in the sale. Rangemaster is available via



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Approximate Area = 1816 sq ft / 168.7 sq m

Garages = 1175 sq ft / 109.2 sq m

Total = 2991 sq ft / 277.9 sq m

For identification only - Not to scale



Denotes restricted head height



Viewing strictly through the selling agents:

**Robert Cooney**

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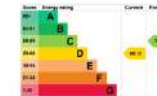
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robert Cooney. REF: 1104676



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**robert  
cooney**