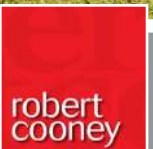




11 Manor Close Taunton TA1 4RS

Offers in Excess of £445,000





In this superb elevated cul de sac location with extensive views across Taunton to the Quantock Hills and within Castle School catchment is this well presented 4 bedroomed chalet style home with enclosed South facing rear garden, garage and driveway parking.





## Features

- Entrance Hall
- Living / Dining Room with French doors to garden
- Fitted Kitchen
- Bedroom 2 / Living Room with door to garden
- Bedroom 3 / Office
- Shower Room
- Master Bedroom
- Further Bedroom
- Family Bathroom
  
- Enclosed South facing garden to rear
- Garage and driveway parking
- Lean to with door to Utility Room
- Gas central heating
- Double glazing
  
- Council tax band E
  
- What3words:  
///dusty.turkey.magma



# 11 Manor Close, Taunton, TA1 4RS

Approximate Area = 1142 sq ft / 106 sq m (excludes lean to)

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 1341 sq ft / 124.4 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

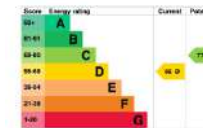
Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [robertcooney.co.uk](http://robertcooney.co.uk)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Robert Cooney. REF: 1087026



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**