



10 Larch Close Taunton TA1 2SF

£220,000



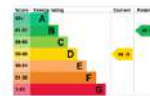
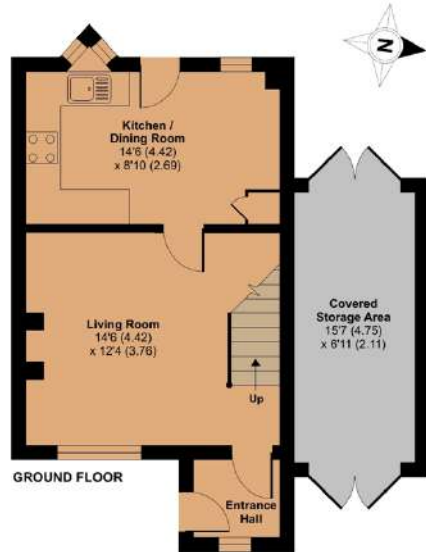


## Features

- Entrance Hall
- Living Room
- Kitchen / Dining Room with door to garden
- Master Bedroom with fitted wardrobe
- Further Bedroom
- Family Bathroom
- Enclosed West facing garden to rear
- Driveway parking for 2 cars
- Covered storage area
- Gas central heating
- Double glazing
- Council tax band B
- What3words:   
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## 10 Larch Close, Taunton, TA1 2SF

Approximate Area = 664 sq ft / 61.6 sq m  
 Covered Storage Area = 109 sq ft / 10.1 sq m  
 Total = 773 sq ft / 71.8 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © GridEcon 2023. Prepared for Robert Cooney. REF: 1862301

Situated in this quiet cul-de-sac location within 2 miles of the town centre is this immaculately presented 2 bed roomed semi-detached house with enclosed West facing garden to rear, useful covered storage area and driveway parking for 2 cars.



Viewing strictly through the selling agents:

**Robert Cooney**

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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.