



9 Barlinch Close Taunton TA2 7HL

£260,000

robert  
cooney



An immaculately presented 3 bedroomed mid-terraced house situated in this convenient location 1.4 miles from Taunton town centre with enclosed low maintenance garden to rear with pergola, separate home office and driveway parking for 2 cars.







## Features

- Entrance Porch
- Entrance Hall
- Living / Dining Room with door to garden
- Fitted Kitchen with Hotpoint oven and door to garden
- Master Bedroom
- 2 further Bedrooms
- Family Bathroom
- Enclosed low maintenance garden to rear with pergola
- Driveway parking for 2 cars
- Laundry / Utility Room
- Home Office with Store
- Gas central heating
- Double glazing
- Council tax band B
- What3words:  
[///banks.buyers.pots](https://www.what3words.com/#!/banks.buyers.pots)





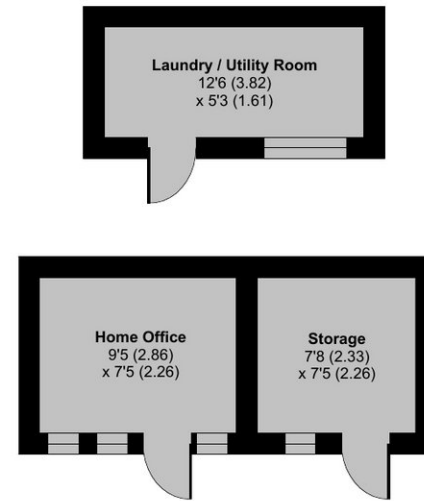
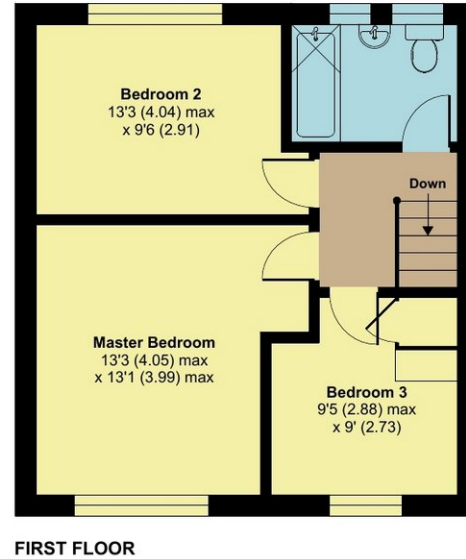
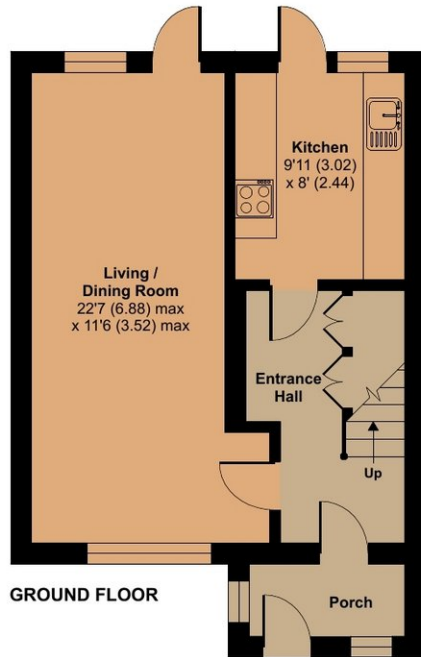
# 9 Barlinch Close, Taunton, TA2 7HL

Approximate Area = 901 sq ft / 83.7 sq m

Outbuildings = 202 sq ft / 18.8 sq m

Total = 1103 sq ft / 102.5 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1205297



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