

18 Spencer Avenue Taunton TA2 6JP

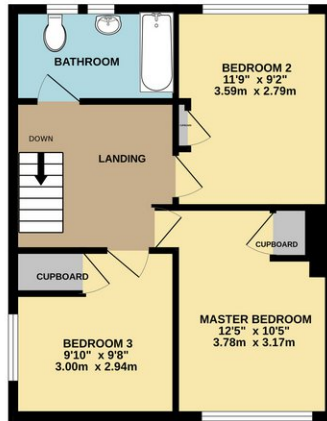
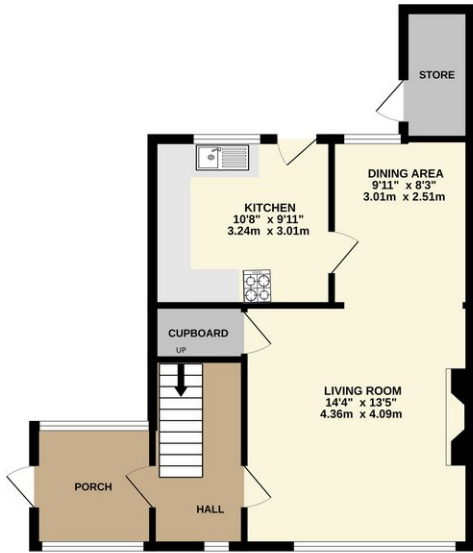
£225,000

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GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.  
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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Energy Efficiency Rating	
Energy efficiency class	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

## Features

- Entrance Porch
- Entrance Hall
- Living Room
- Dining Area
- Kitchen with door to garden
- Master Bedroom
- 2 further Bedrooms
- Bathroom
- Garden to rear
- Separate Garage to rear
- Gas central heating
- Double glazing
- Council tax band C
- What3words: [///ush.almost.shares](https://www.what3words.com/#!/ush.almost.shares)

In this convenient location to the North of the town centre and within easy reach of the train station and town centre is this 3 bedroomed end-terraced house with garden to rear and separate garage. No onward chain.



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.