



13 Tamar Avenue Taunton TA1 3BY

£395,000

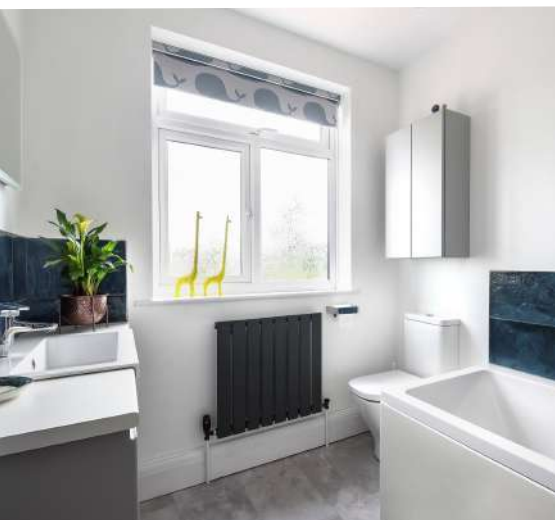
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A well-presented, extended & transformed 1940's South facing 3 bedroomed semi-detached house with West facing enclosed garden to rear, summerhouse / office, garage and driveway parking on the South side of town, less than 1.5 miles from the centre.







## Features

- Entrance porch
- Entrance hall
- Living room
- Open plan fitted kitchen / dining room with tri-fold doors to garden
- Utility room
- Shower room
- Master bedroom
- 2 further bedrooms
- Family bathroom
  
- Enclosed garden to rear with summer room / office
- Garage and driveway parking
- Double glazing
- Gas central heating
  
- Council tax band D
  
- What3words location: [fakes.nest.bond](https://www.what3words.com/?q=fakes.nest.bond)

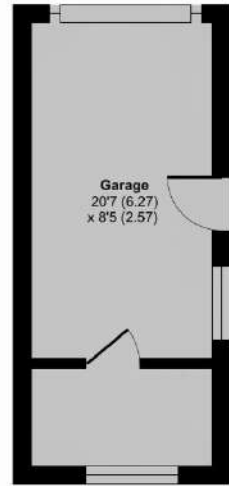




# 13 Tamar Avenue, Taunton, TA1 3BY

Approximate Area = 1251 sq ft / 116 sq m (includes garage)

For identification only - Not to scale



Garage  
20'7 (6.27)  
x 8'5 (2.57)



Dining Room  
11'10 (3.61)  
x 7'9 (2.36)

Kitchen  
18'10 (5.74) max  
x 11'10 (3.61) max

Utility  
6'6 (1.98)  
x 6'2 (1.88)

Living Room  
13'9 (4.19) into bay  
x 11'11 (3.63) max

Entrance Hall

GROUND FLOOR



Bedroom 2  
12'1 (3.68)  
x 11'8 (3.56)

Master Bedroom  
13'9 (4.19) into bay  
x 11'8 (3.56) max

Bedroom 3  
7'6 (2.29)  
x 6'7 (2.01)

FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2022. Produced for Robert Cooney. REF: 863591



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