



3 Ramshorn Place



# 3 Ramshorn Place

Parkfield, Taunton, TA1 4SW

Taunton Town Centre 0.8 mile

A well presented two bedroom link-detached bungalow with enclosed established south facing gardens to rear, driveway providing parking for at least two vehicles and garage. NO ONWARD CHAIN

- Sought after area of Parkfield
- Link-detached bungalow
- Sitting/dining room
- Conservatory
- Council Tax band D
- Close to Musgrove Park Hospital
- Two bedrooms
- Fitted kitchen
- Gardens, garage and parking
- Freehold

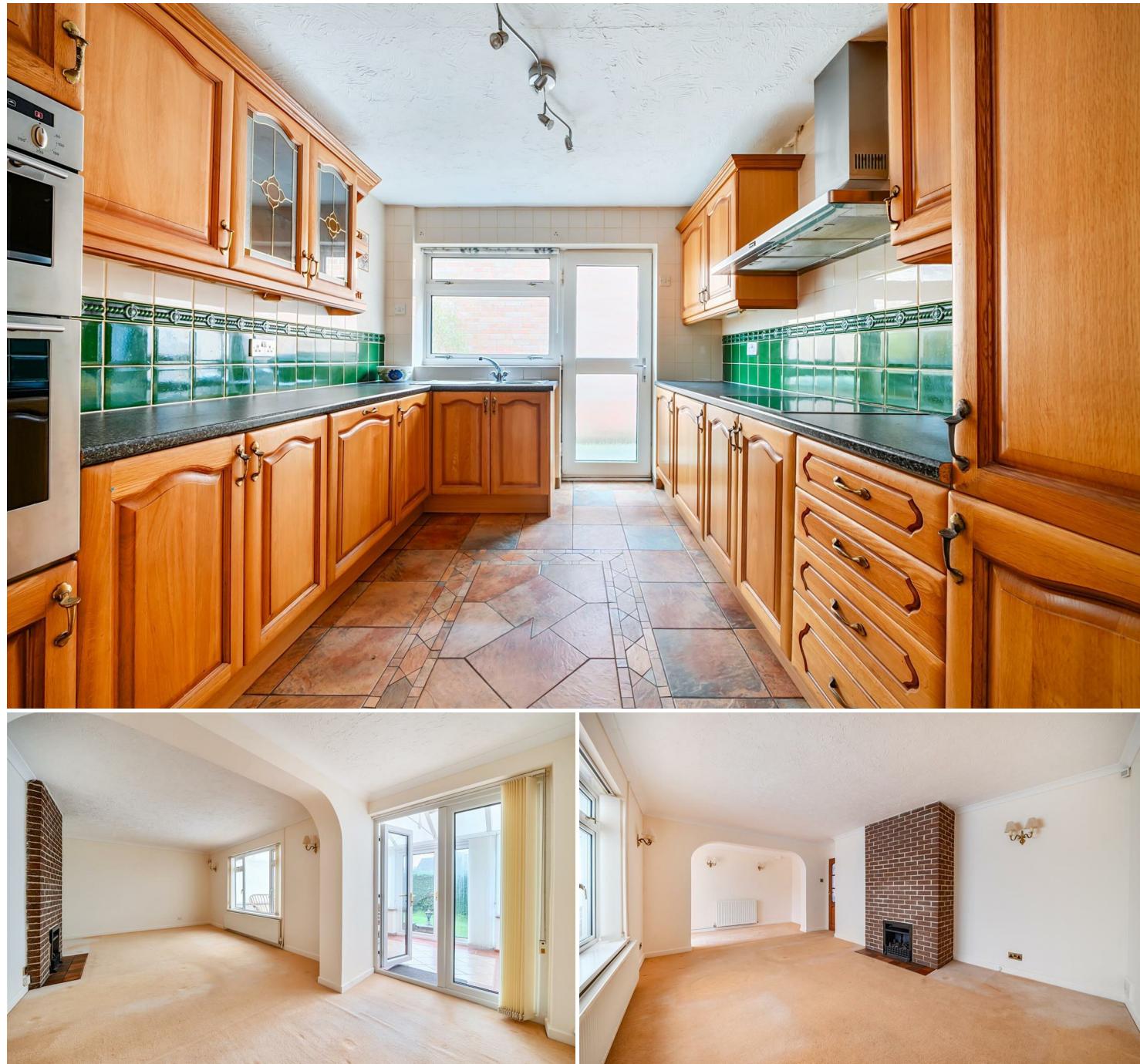
Guide Price £325,000

## SITUATION

Ramshorn Place is situated in the sought-after residential location of Parkfield to the West of the Taunton Town Centre. The property is ideally situated within close walking distance of Musgrove Park Hospital as well as being close by to the Town Centre with its large range of shopping, leisure and school amenities. Taunton offers access to the M5 Motorway via Junction 25 and there is a mainline railway link to the rest of the country.

## DESCRIPTION

3 Ramshorn Place is a spacious two bedroom link-detached bungalow situated in a quiet cul-de-sac on the edge of Parkfield.



## ACCOMMODATION

The accommodation includes entrance hallway, open plan sitting/dining room with open fireplace, double doors lead through to a conservatory which enjoys views and access over the garden. There is a fitted kitchen with a range of wooden fronted wall and base units, built in double oven, range of work surfaces with inset electric hob with extractor hood over, sink, integrated fridge freezer and door and window to side.

There are two bedrooms, the master having a range of built in wardrobes and window to the front. The second bedroom also has a range of built in wardrobes. There is a wet room with shower area, wash basin and wc with window to side and tiled walls.

## OUTSIDE

There is a brick paved driveway providing parking for a number of vehicles. The garden is enclosed by low stone wall and is laid to lawn with a number of specimen shrubs and trees. There is access to a single garage with up and over door. The rear garden has a paved terrace and timber decking area. The main area is laid to lawn with brick paved pathway along the side of the property and enjoying a good deal of privacy to the rear.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed out of town via Trull Road, take the second turning right into Galmington Road and follow the hill down the road turning right into Parkfield Road. Once in Parkfield Road take the first turning left into Amor Place and then right into Manor Orchard. Once in Manor Orchard, Ramshorn Place is the second turning on the left. Number 3 can be identified by a Stags For Sale board within the cul-de-sac



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

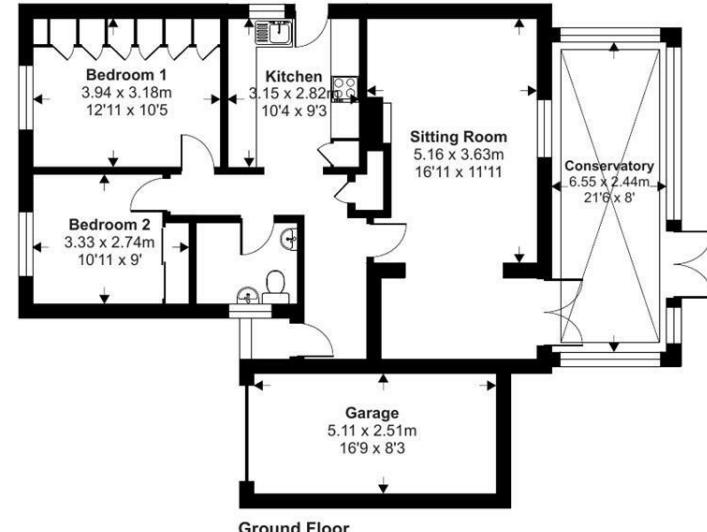
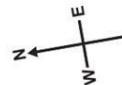


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Approximate Area = 949 sq ft / 88.2 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1089 sq ft / 101.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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