



22 Dowell Close



22 Dowell Close

, Taunton, Somerset, TA2 6BA

Taunton 2.2 Miles

A superbly presented mid-terraced house with garage, gardens and conservatory. No Onward Chain.

- Living / Dining Room
- Two Bedrooms
- Enclosed Gardens to Rear
- Popular Cul-de-Sac Location
- Freehold
- Fitted Kitchen
- Fitted Bathroom Suite
- Conservatory
- Garage & Parking
- Council Tax Band B

Guide Price £225,000

SITUATION

Dowell Close is found off of Bindon Road on the Northern side of the County town of Taunton. The property is ideally situated for easy of access to the town centre, as well as offering a good selection of Primary / Secondary schools and providing easy access to Taunton's mainline railway station and to the M5 motorway junction at Junction 25.

DESCRIPTION

Dowell Close is a well presented, modern detached mid-terraced house situated in this popular cul-de-sac location in Staplegrove. The house is presented in good decorative order and includes accommodation arranged over two floors.



ACCOMMODATION

A covered porch with a door to a storage cupboard and a front door leading into the reception hallway. There are stairs leading to the first floor and an archway through to the kitchen, which is fitted with a range of matching wall and base units. There is space for an electric cooker with extractor hood over, space for a fridge, range of work surfaces, a single drainer sink unit, front aspect window and a serving hatch. The living / dining room has laminate effect wooden flooring with a door leading through to the conservatory, which has wooden effect flooring and double doors opening out onto the rear garden.

On the first floor, there is a landing with doors off to two bedrooms. The master bedroom has a rear aspect window overlooking the garden and the second bedroom has a front aspect window. There is a door to the boiler cupboard and a door to the fitted wardrobe. There is a family bathroom that is fitted with a panelled bath with fitted shower over, low level WC and wash hand basin.

OUTSIDE

At the front of the house, there is an area of garden laid to lawn with a central pathway leading to the front door. The rear garden is enclosed by wooden fencing panels and is laid to gravel for ease of maintenance with planted herbaceous borders on either side. The garden enjoys a good degree of privacy. There is a garage situated in a block with a metal up and over door.

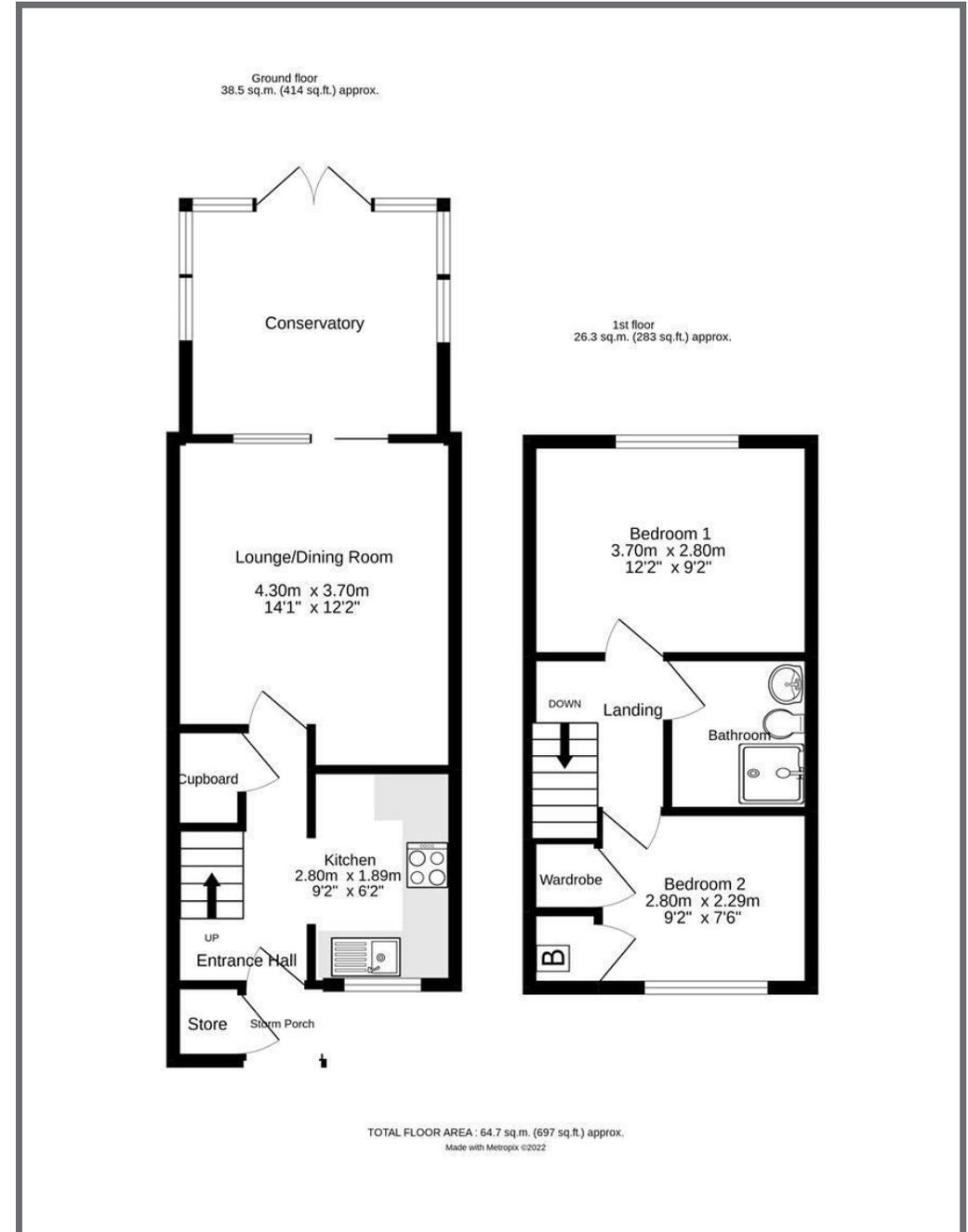
Dowell Close is found off of Bindon Road on the Northern side of the County town of Taunton. The property is ideally situated for easy access to the town centre, as well as offering a good selection of Primary / Secondary schools and providing easy access to Taunton's mainline railway station and to the M5 motorway junction at Junction 25.

DIRECTIONS

Proceed out of Taunton town centre along North Street and over the bridge into Bridge Street. Continue along to the first set of traffic lights before bearing left at the second set onto Staplegrove Road. Continue along Staplegrove Road passing Taunton School before taking the next left hand turning into Bindon Road. Continue along Bindon Road for approximately $\frac{1}{4}$ of a mile before taking a right hand turning into Dowell Close. Proceed into Dowell Close and the property can be identified within the cul-de-sac



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		93
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London