

8a Buckland Road, Taunton, TA2 8EP

£1,400 PCM



KEY FEATURES

- WELL PRESENTED
- 3 BEDROOM DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/DINING/KITCHEN
- FAMILY BATHROOM
- LOW MAINTENANCE ENCLOSED GARDEN
- OFF ROAD PARKING
- GARAGE
- HOLDING DEPOSIT FOR APPLICATION = £323.05
- CHECK-IN DEPOSIT = £1,615.35
- GROSS INCOME REQUIREMENT £48,000
- **AVAILABLE NOW**

Driving distances – town center – 1.8 miles, train station – 1.2 miles, M5 jct 25 – 2.4 miles, Musgrove Park Hospital – 2.8 miles, HPC via M5 19 miles.

Bennett Residential have just received instructions to let this 3 bedroom, well presented detached house in Buckland Road Taunton. Taunton offers quick and easy access to the A38, A303, A358 and M5, which provide links to Bristol, Exeter, London and the central motorway network. There is also a direct mainline link from Taunton to London - Paddington. Somerset University, and the town center are within an easy bus ride providing a comprehensive range of cultural, leisure and shopping facilities. HPC pick up point is within walking distance. Local Primary and secondary schools are nearby.

Accommodation

Front door opening through to:-

Entrance Hall

With stairs to the first floor accommodation, radiator, built-in storage cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, wash hand basin with tiled splash back and storage under, close coupled WC, heated towel rail, ceiling light.

Open Plan Sitting/Dining and Kitchen

c.26'7 x 15'7max (8.10 x 4.74m)

With a double glazed window to the front aspect and double glazed patio doors to the garden, laminate floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 single drainer stainless steel sink unit with mixer tap, built-in fridge freezer, built-in dishwasher, built-in electric oven and 4 ring hob with extractor cooker hood over, space and plumbing for a washing machine, feature tiling to splash prone areas, radiator and television point.

Landing

With access to the loft space, built-in shelved storage cupboard, radiator, a skylight portal window, ceiling light, doors to:-

Bedroom 1

c.15'4 x 9'11 (4.62m x 3.02m)

With a double glazed window to the front elevation, radiator, television point and 2 ceiling lights.

Bedroom 2

c.15'6 x 12'11 max (4.72m x 3.93m)

With double glazed windows to the front and side elevations, radiator, ceiling light.

Bedroom 3

c.10'1 x 9'1 (3.07m x 9.1m)

With a double glazed window to the front elevation, a built-in wardrobe, radiator, television point, ceiling light.

Family Bathroom

With a skylight portal window, a suite comprising of a bath, wash hand basin with storage cupboard under, shower cubicle, close coupled WC, feature tiled floor, shaver socket, heated towel rail, extractor fan.

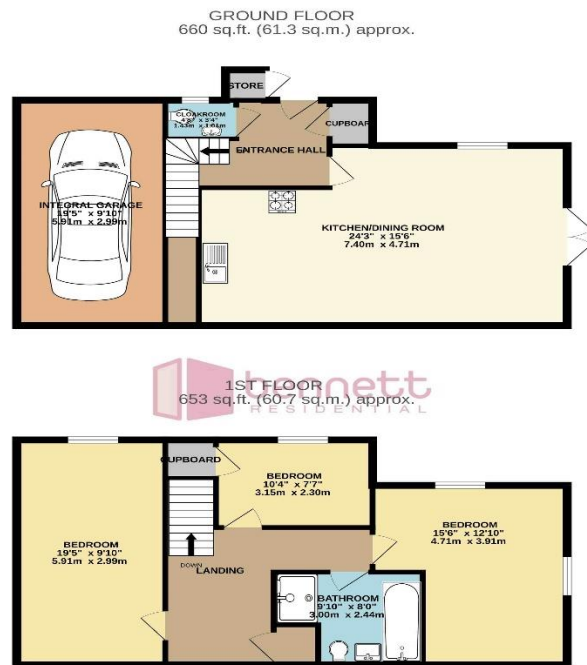
Outside

To the front of the property there is a brick paved driveway giving access to a single garage, with power and lighting, this extends to further brick paving giving access to the front door and storage cupboard, the garden is fully enclosed and laid to patios and easy lawn, with outside lighting and access gate.

Available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period at a rent of £1,400 per calendar month.

- **Pets:** Considered at an additional monthly fee and additional terms.
- **Smokers:** No
- **Benefits:** Considered with a suitable guarantor
- **Children:** Yes
- **Sharers:** Considered – 2 individuals or 1 family group
- **Energy Rating:** B
- **Council Tax Band:** C

AVAILABLE – NOW PLEASE PHONE 01823 366080 FOR A VIEWING



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, radiators and any other items are approximate and no responsibility is taken for any discrepancy or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are not shown and no guarantee is to their availability or efficiency can be given.
 Made with Metaplan 05/09/14



