



32 Tamar Avenue Taunton TA1 3BZ

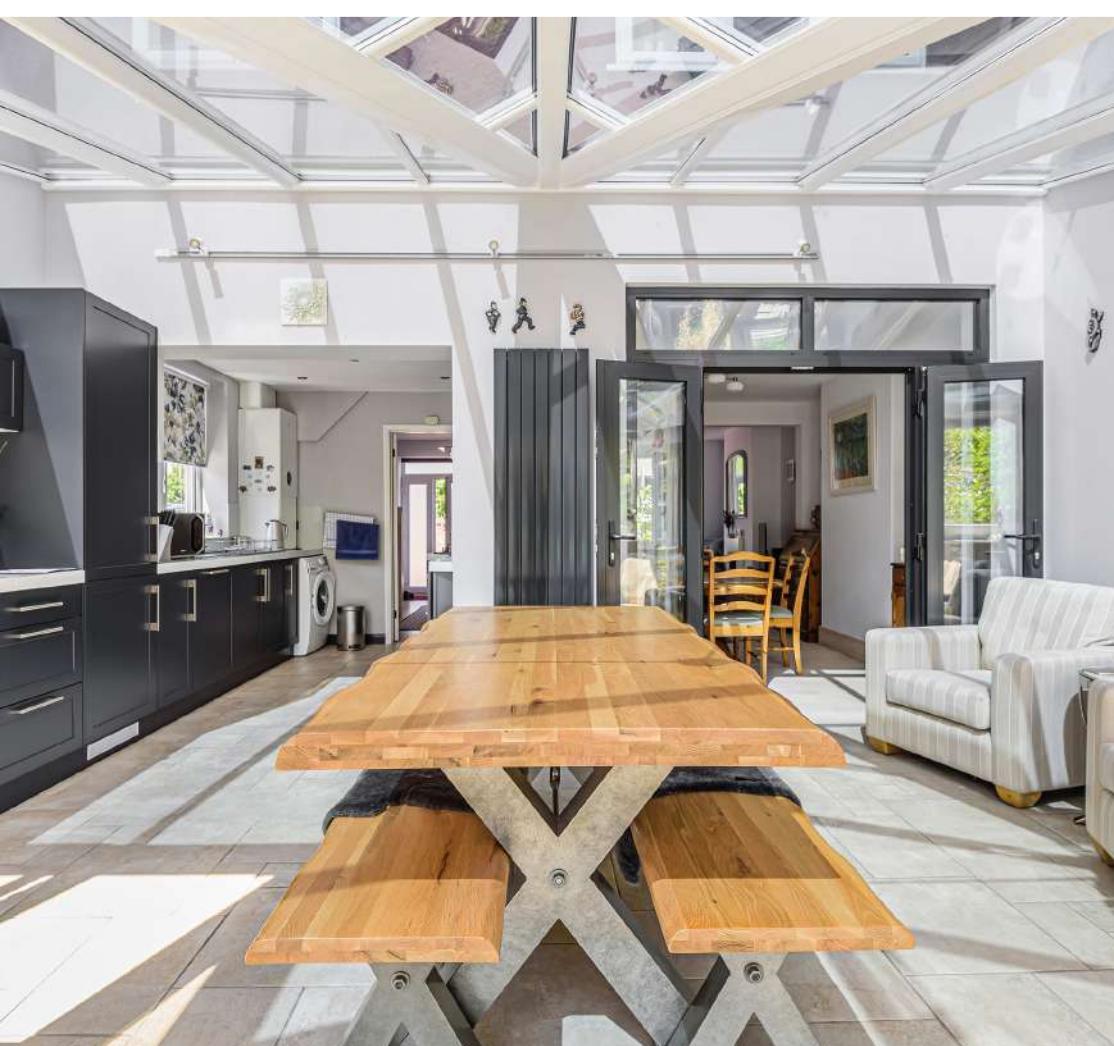
£400,000

robert  
cooney



Situated in this prime residential location on the South side of town is this immaculately presented and extended 3 bedrooomed semi-detached house with South facing enclosed 100' garden to rear, garage / workshop and ample driveway parking. The conservatory/garden room extension is a beautifully light and airy addition to the rear of the property and benefits from solar attenuating glass.





## Features

- Entrance hall
- Living / dining room with French doors to garden room
- Open plan fitted kitchen / garden room with solar attenuating glass and French doors to garden
- Master bedroom with fitted wardrobes
- 2 further bedrooms, bedroom 2 with fitted wardrobes
- Family bathroom
- South facing 100' garden to rear with greenhouse
- 33' garage / workshop
- Gated off-road parking
- Double glazing
- Gas central heating
- Council tax band D
- What3words: shirts.fairly.quest

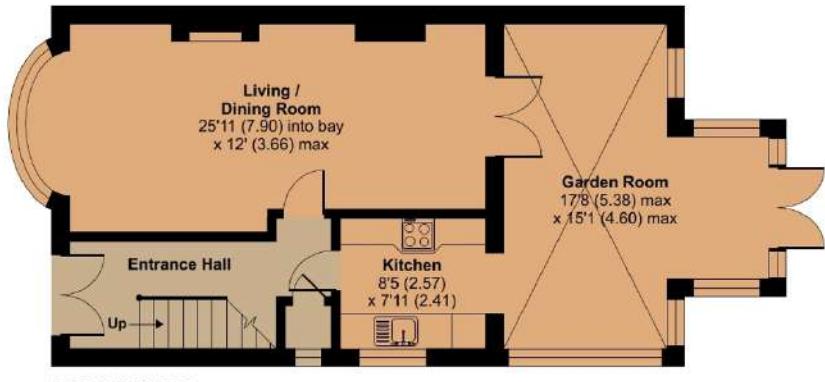
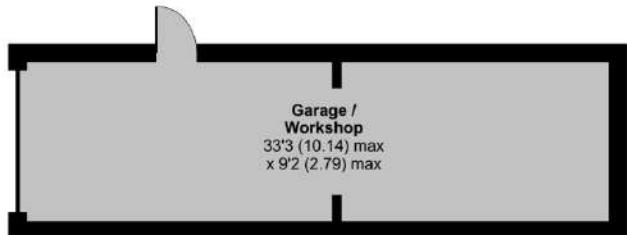
# 32 Tamar Avenue, Taunton, TA1 3BZ

Approximate Area = 1166 sq ft / 108.3 sq m

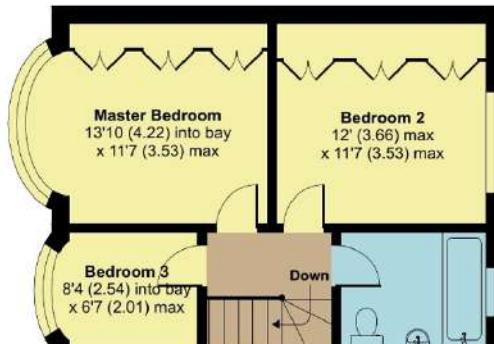
Garage = 305 sq ft / 28.3 sq m

Total = 1471 sq ft / 136.6 sq m

For identification only - Not to scale



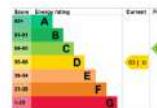
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Robert Cooney. REF: 886266



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.



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)

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