



**Poplar Road**  
**Taunton, Somerset**  
Asking Price £250,000



**4**



**2**

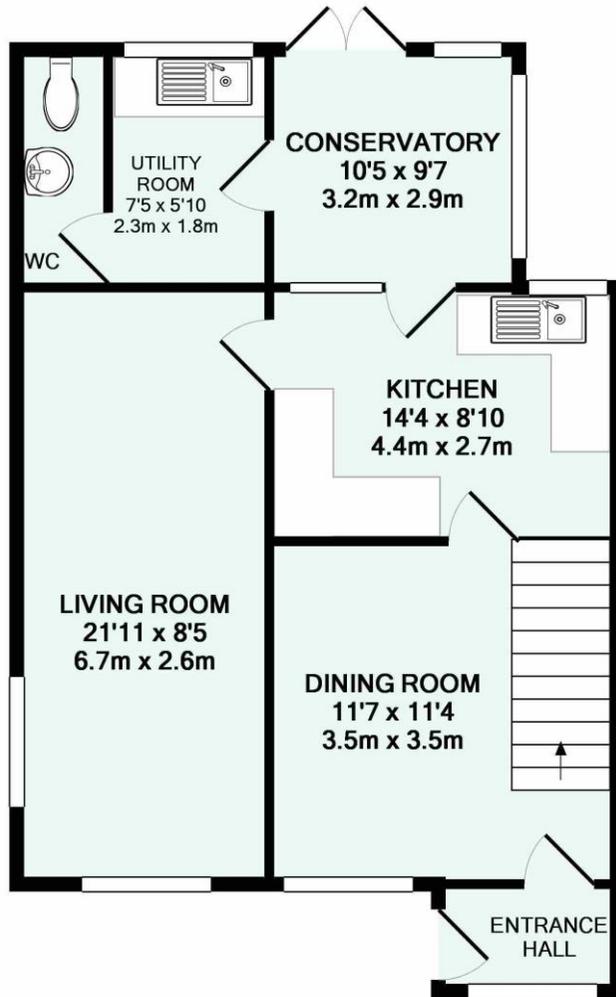


**1**



**EPC**





GROUND FLOOR



1ST FLOOR

## DESCRIPTION

Professionally extended four bedroom semi-detached home with two receptions, conservatory, kitchen, separate utility and ground floor WC. Garage and off road parking. Enclosed rear garden. Available with NO CHAIN

This property offers fantastic family accommodation over two levels, having had the benefit from a professional extension from its original design.

The accommodation now comprises of an entrance porch, dining room, contemporary kitchen and separate utility, generous 21ft living room, ground floor WC and in addition, a conservatory.

To the first floor is the family bathroom and four bedrooms, the master bedroom measuring an impressive 18ft in length.

The property is warmed by gas central heating and benefits from UPVC double glazing.

Externally, to the front of the property is driveway parking for two vehicles ahead of the single garage (which benefits from light and power). To the rear of the property is a fully enclosed garden enjoying a good degree of privacy and a south-westerly aspect.

## LOCATION

The property is well situated off of Chestnut Drive, close to the Blackbrook development. From this point amenities within walking distance can be found at both Blackbrook and Holway to include doctors surgery, convenience stores, public houses, vets and takeaways.

For the town's full array of amenities to include all shopping and retail, leisure and schooling the town centre is an approximate 2 miles distant.

For those needing to commute, quick access can be gained, via car, to the M5 at junction 25.

## DIRECTIONS

From Taunton's town centre, leave the town via South Road, turning left onto Alma Street and then right onto South Street. Follow this road and proceed up the hill onto Upper Holway Road. At the end of the road turn left onto Chestnut Drive and then immediately right onto Haydon Lane. Poplar Road will then become identified on the left hand side.





## VIEWING INFORMATION

Viewing by appointment with the Agents;

### Bradleys Estate Agents

49-50 East Street, Taunton, Somerset, TA1 3NA

Tel. **01823 351351**

Email. [taunton@beagroup.co.uk](mailto:taunton@beagroup.co.uk)

### Property Fact Sheet Ref:

TAU190089.1 (02.07.19) SS

## *The West Country's Largest Independent Estate Agent*

*Arrange a free valuation with your  
local award-winning Estate agent*



[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)



We always refer buyers and sellers to Bradleys Conveyancing. It is your decision whether you choose to deal with Bradleys Conveyancing. Should you decide to use Bradleys Conveyancing you should know that we would receive an average referral fee of £237 from them for recommending you to them. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). MORTGAGE ADVICE is available to all clients of Bradleys Estate Agents through Bradleys Financial Management Ltd. Bradleys Financial Management Ltd. is an Appointed Representative of Sesame Ltd, which is authorised and regulated by the Financial Services Authority. Bradleys Financial Management Ltd, Bradleys Group Head Office, 7 Stevenstone Road, Exmouth, EX8 2EP Tel: 01395 222370 Email: [financial@beagroup.co.uk](mailto:financial@beagroup.co.uk)

Bradleys Estate Agents Limited for themselves and for the vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Bradleys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Bradleys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.