



12 Killams Crescent Taunton TA1 3YB

Offers in excess of £450,000

robert  
cooney

An immaculately presented 4 bedroomed detached house located in this favoured quiet cul-de-sac location 1.4 miles to the South of the town centre with 2 reception rooms, enclosed South-East facing garden to rear with heated swimming pool, double garage and driveway parking.





## Features

- Entrance Hall
- Living Room with door to garden
- Dining Room
- Fitted Kitchen with door to garden
- Office / Bedroom 5
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- 3 further Bedrooms
- Family Bathroom
- Enclosed South-East facing garden to rear with heated swimming pool and useful shed
- Double Garage and driveway parking
- Gas central heating
- Double glazing
- Council tax band E
- What3words:  
///quarrel.perplexed.thinnest



# 12 Killams Crescent, Taunton, TA1

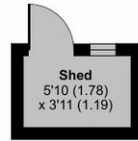
Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 340 sq ft / 31.5 sq m

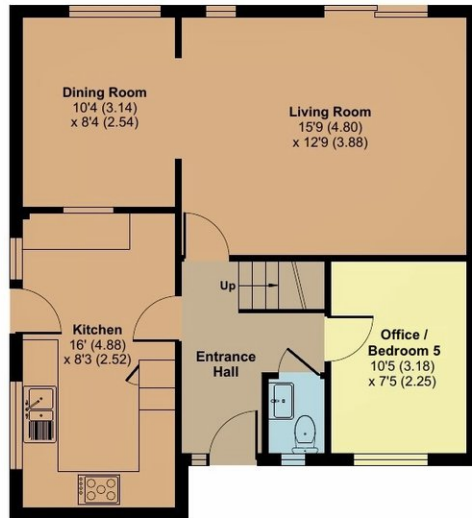
Outbuilding = 23 sq ft / 2.1 sq m

Total = 1557 sq ft / 144.6 sq m

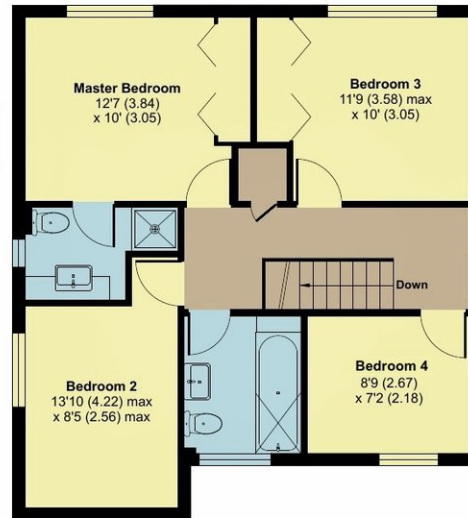
For identification only - Not to scale



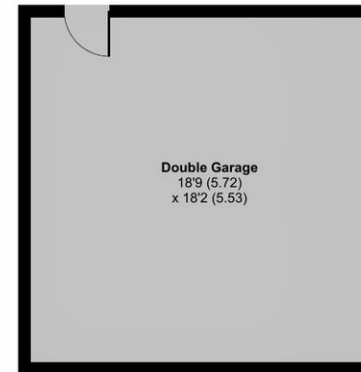
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Robert Cooney. REF: 1315703



Viewing strictly through the selling agents:

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