



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	76

EU Directive 2002/91/EC

Whilst 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.
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£269,500

WARE & CO
estate and letting agents

34, Avill Crescent, Taunton, TA1 2PL

A well presented end of terrace family house close to local amenities

NO ONWARD CHAIN

Stunning modern conservatory

Kitchen/dining room

Spacious living room

Cloakroom/wc

Principal ensuite bedroom * Two further bedrooms

Family bathroom

Drive parking and garage

Enclosed rear garden



Welcome to 34 Avill Crescent in Taunton. A stunning 3-bedroom end of terrace house that combines modern comfort with timeless elegance and comes to the market with no onward chain. Nestled in a peaceful neighbourhood, this property backs onto allotments and offers the perfect blend of tranquility and convenience, with local amenities just a stones throw away. The property briefly comprises an entrance hall with a cloakroom/wc off, good sized living room, kitchen/dining room with fitted units and integrated appliances, a superb modern conservatory with a vaulted ceiling to the rear, principal ensuite bedroom, two further bedrooms and a bathroom. Outside there is an enclosed easy to manage garden, drive parking and a single garage.

TOTAL FLOOR AREA

94 sq.m.

TENURE

Freehold

WHAT3WORDS

///directors.presides.yachting

COUNCIL TAX

Somerset Council Tax band C. Charges payable for 2023/2024 - £1,883.29.

SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

