



25 Milton Road

Taunton, Somerset, TA1 2JF

**James
Gray**

ESTATE AGENTS

A spacious semi-detached double fronted family home with large well stocked rear garden with useful outbuilding/workshop and conveniently situated close to good local amenities and less than one mile from the town centre



Key features

- Entrance porch and entrance hall
- Double aspect sitting room with door to rear garden
- Dining room
- Well fitted modern kitchen
- Downstairs WC
- 3 bedrooms, bathroom and separate WC
- Gas central heating and double glazing
- Well stocked rear garden with veg patch, mature shrubs and trees
- Large useful shed/workshop
- No onward chain

Services

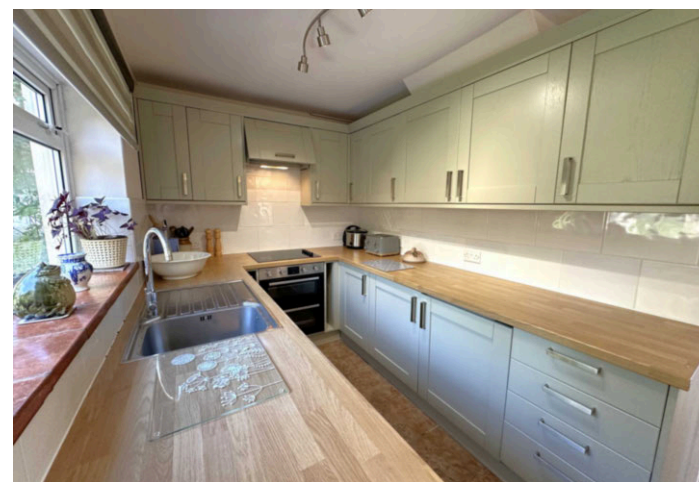
All mains services connected. Gas central heating

EPC rating

Band D (68)

Council tax

Band B





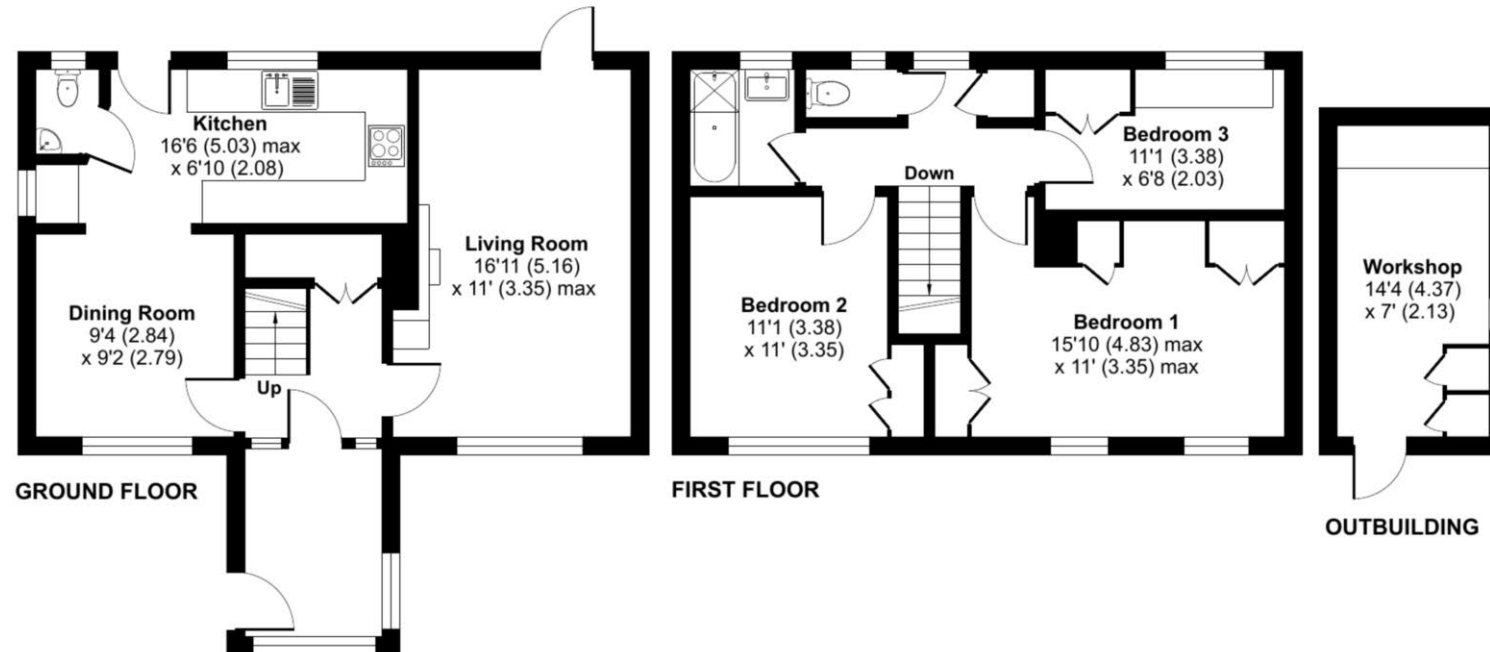
Milton Road, Taunton, TA1

Approximate Area = 988 sq ft / 91.7 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for James Gray. REF: 1164592

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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