



38 Holway Avenue

Taunton, Somerset, TA1 3AR

**James
Gray**

ESTATE AGENTS

A handsome 1930's semi-detached house, in need of modernisation, with long rear garden with southerly aspect, driveway parking and occupying a convenient location about 0.6 miles from the town centre



Key features

- Entrance hall
- Sitting room with bay window
- Dining room with doors to rear enclosed loggia
- Kitchen, utility cupboard and downstairs WC
- 3 bedrooms and shower room
- Gas central heating and double glazing
- Long rear garden of about 90' with patio, lawn and vegetable garden area
- Driveway parking with side access to timber garage
- Convenient location close to town centre
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band E (45)

Council tax

Band D





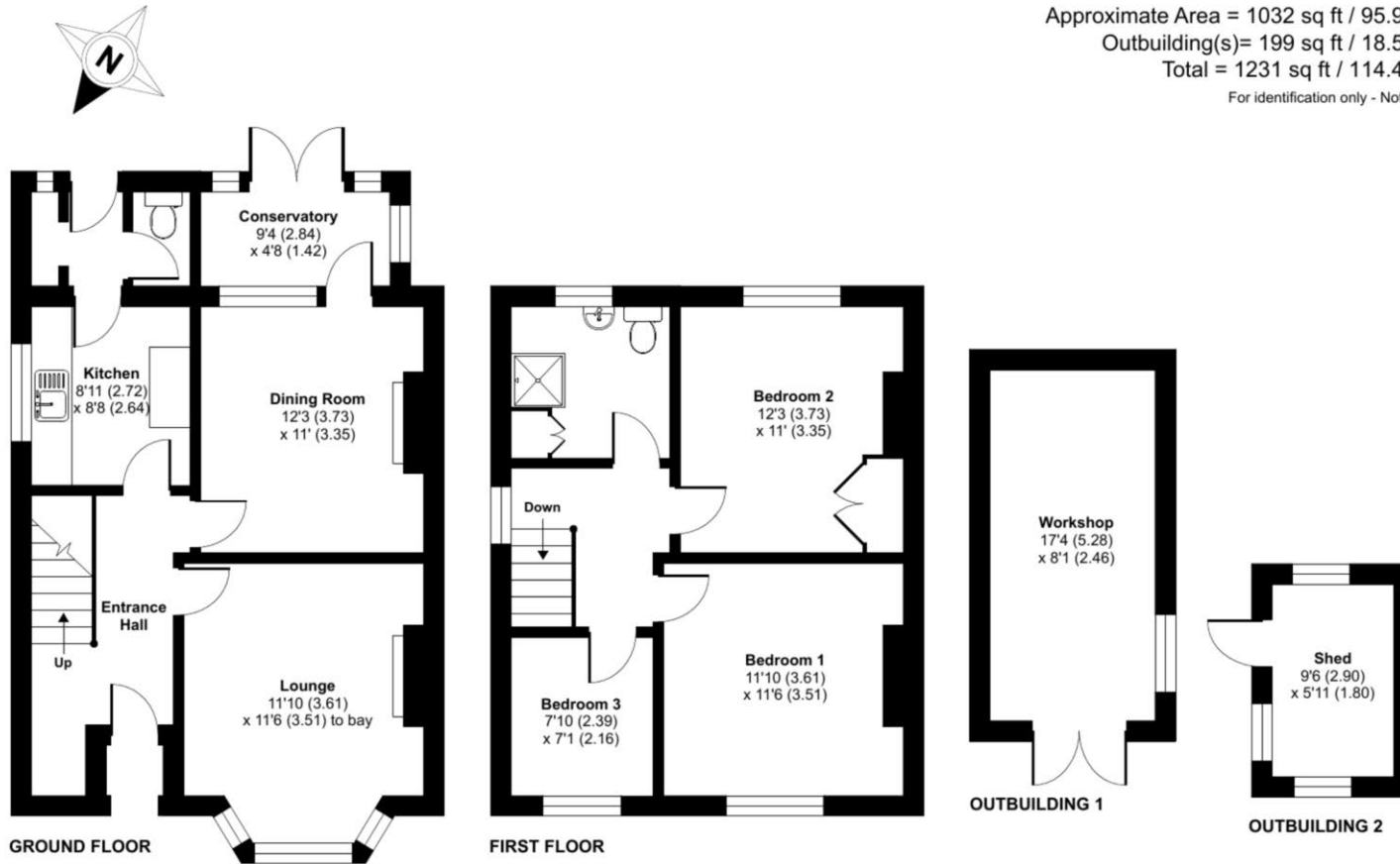
Holway Avenue, TA1

Approximate Area = 1032 sq ft / 95.9 sq m

Outbuilding(s) = 199 sq ft / 18.5 sq m

Total = 1231 sq ft / 114.4 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). © nlhcecom 2024. Produced for James Gray. REF: 1192475

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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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