



22 Clifford Avenue

Taunton, Somerset, TA2 6DJ

**James
Gray**

ESTATE AGENTS

A light and airy 1930's semi-detached family home, offering spacious accommodation, with ample off-road parking and a large garage, occupying an attractive setting on this sought after road, on the northern side of Taunton. No onward chain



Key features

- Entrance hall
- Sitting room with bay window and wood burning stove
- Kitchen/dining room with outlook over the rear garden
- Utility room and downstairs cloakroom
- 3 bedrooms and shower room
- Gas central heating and double glazing
- Long rear garden with side driveway and ample parking
- Large detached garage, ideal for a home office/hobbies room (subject to any regulations)
- Sought after address close to the railway station
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band C (71)

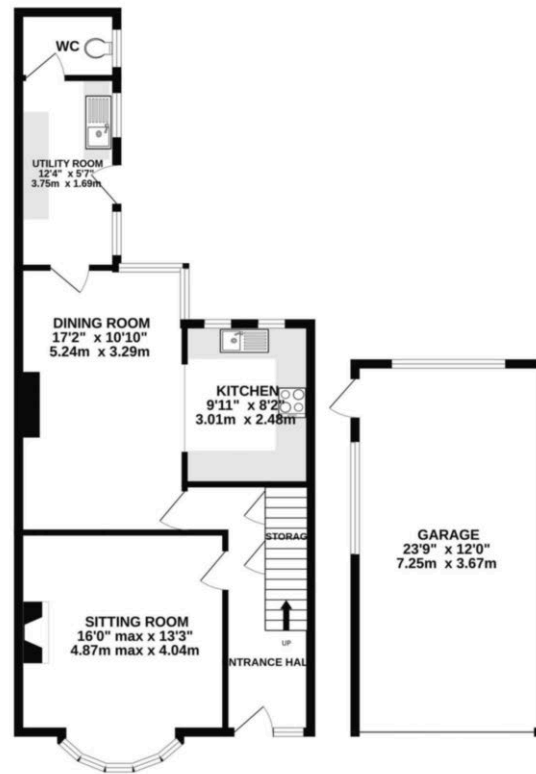
Council tax

Band D

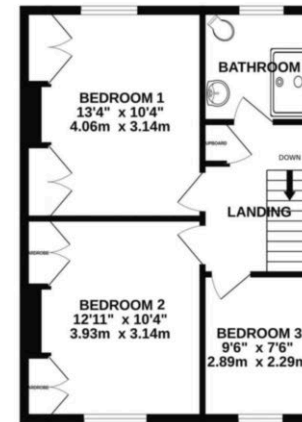




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1109sq.ft (103.0 sq.m.) approx.

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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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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