



48 Ashbourne Crescent

Taunton, Somerset, TA1 2RB

James
Gray

ESTATE AGENTS

A south facing and well presented 2 bedroom back-to-back house with ample driveway parking and enclosed courtyard garden, attractively situated on this popular road, close to good local amenities. No onward chain



Key features

- Entrance hall
- Sitting room with bay window and southerly aspect
- Kitchen
- Main bedroom with built-in wardrobes
- Second bedroom
- Bathroom
- Gas central heating and double glazing
- Large open plan front garden and small enclosed courtyard garden
- Long driveway with parking for 2 cars
- Attractive location close to good local amenities

Services

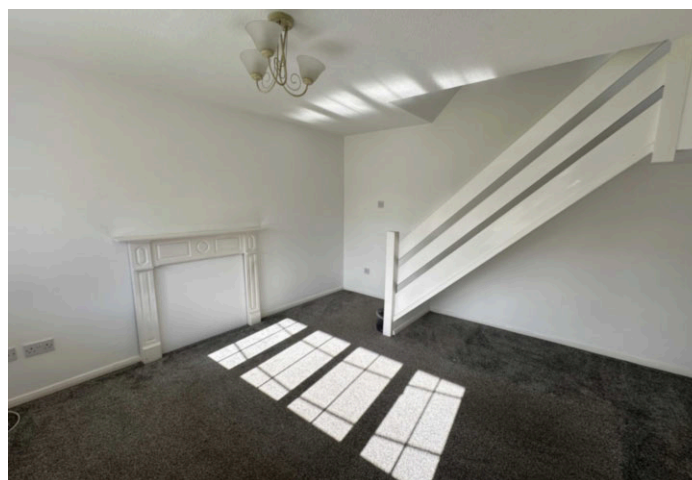
All mains services connected. Gas central heating

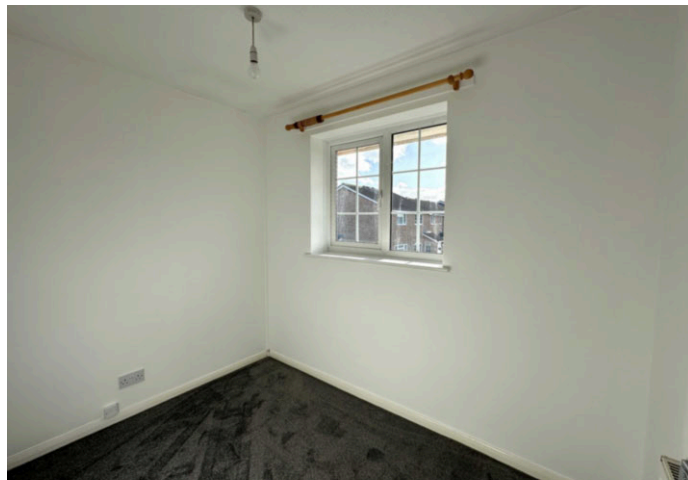
EPC rating

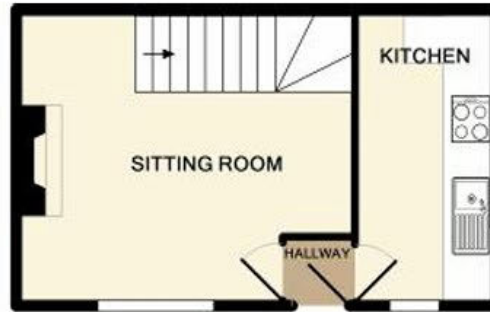
Band D (68)

Council tax

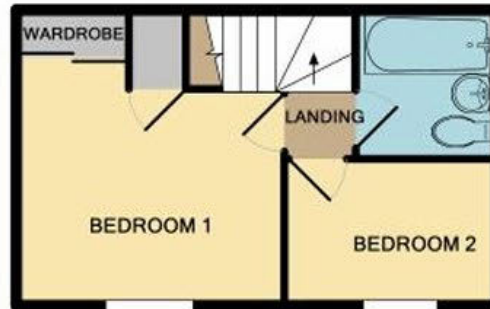
Band B







GROUND FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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