



**28 Priory Park**

Taunton, Somerset, TA1 1PX

**James  
Gray**

ESTATE AGENTS



A terraced house, with low maintenance garden and allocated parking space, attractively situated on the Priory Park development, less than one mile from the town centre. No onward chain.



### Key features

- Entrance hall and cloakroom
- Sitting room with door to rear garden
- Kitchen
- 2 double bedrooms and bath/shower room
- Gas central heating and double glazing
- Enclosed low maintenance rear garden
- Allocated parking space
- Convenient location close to the town centre and railway station
- No onward chain

### Services

All mains services connected. Gas central heating

### EPC rating

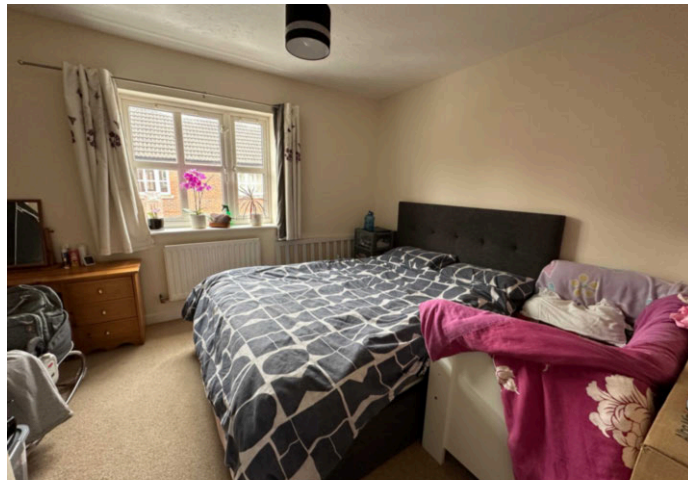
Band C (69)

### Council Tax and Service Charge

Band B. Estate Service Charge £119.16 September 24 to March 25 (subject to verification)

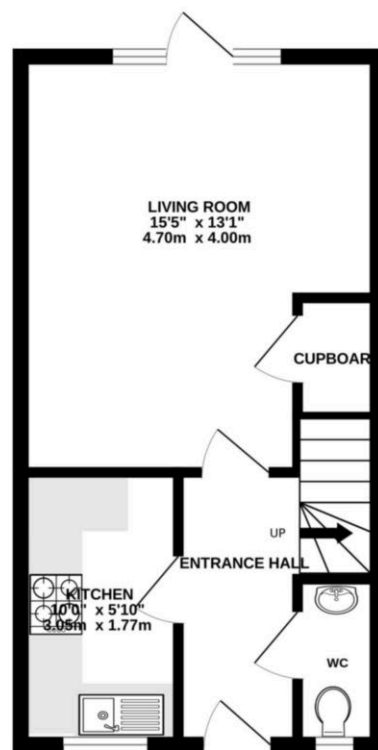




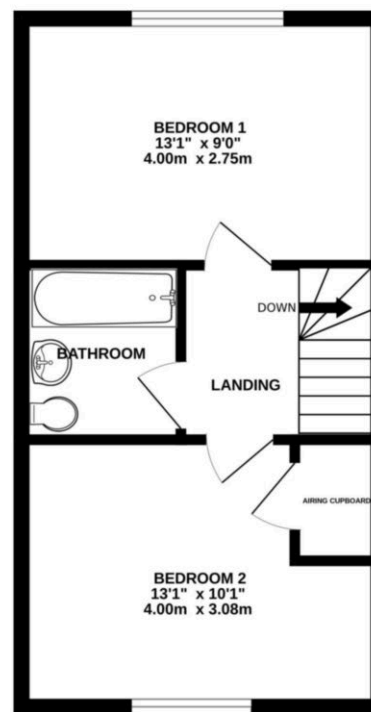




GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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