



22A Lisieux Way
Taunton, Somerset, TA1 2JZ

James
Gray

ESTATE AGENTS

A well presented two bedroom terraced house with south facing rear garden and garage, situated in a convenient location close to local amenities.

 2  1  1

Key features

- Entrance porch and hallway
- Sitting room
- Kitchen/diner
- Conservatory
- Bedroom 1 with build in cupboard
- Bedroom 2 with built in cupboard
- Shower room
- South facing rear garden with summer house
- Garage with rear access
- Property is being sold by a person connected to James Gray Estate Agents

Services

All mains connected. Gas fired central heating

EPC

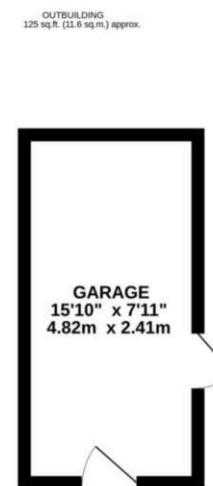
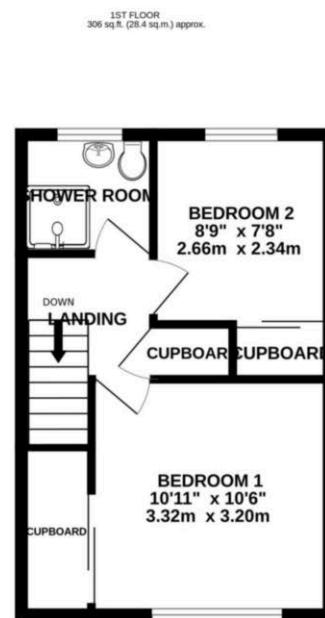
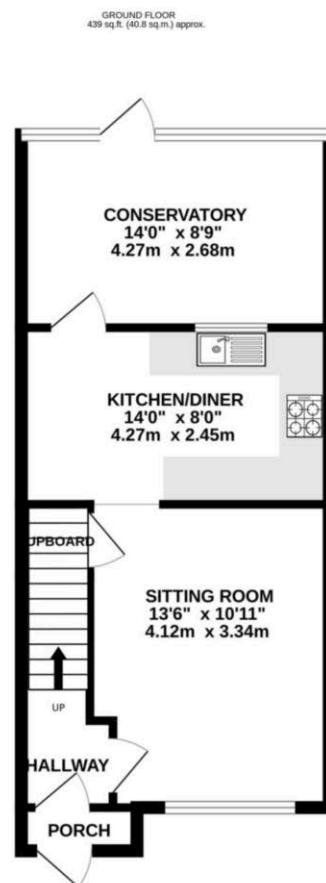
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Council Tax

B







TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt is made to ensure the accuracy of these floor plans, 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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com