



**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.



### Key features

- Entrance porch and hallway
- Sitting room
- Kitchen/diner
- Conservatory
- Bedroom 1 with built 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

C (76)

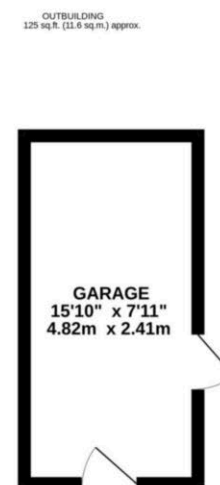
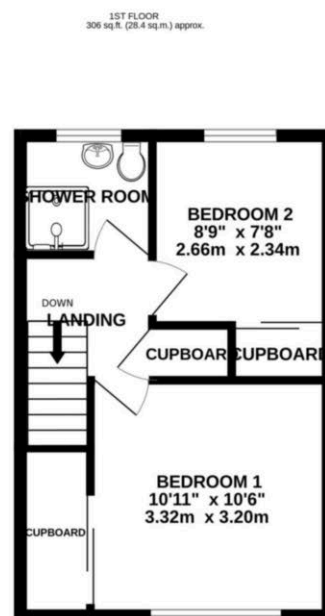
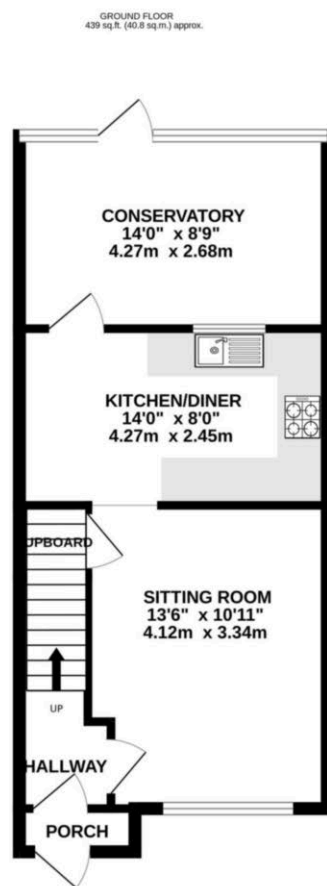
### Council Tax

B









TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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