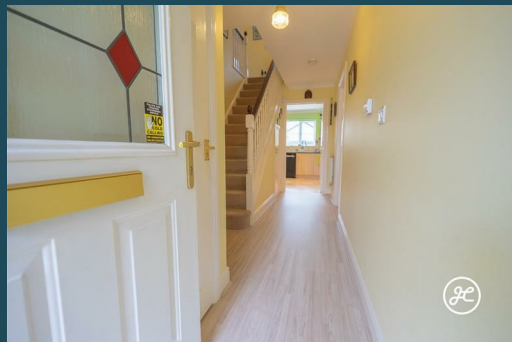


Avill Crescent  
Taunton  
TA1 2PL



**JOSEPH CASSON**  
the estate agency your home deserves





£450,000

- Modern Executive Detached Property
  - Four Generously Sized Bedrooms
- Primary Bedroom with En-Suite Shower Room & Dressing Room
  - First Floor Family Bathroom
  - Impressive First Floor Landing
- Three Reception Rooms & Conservatory
  - Fitted Kitchen, Utility & Cloakroom
    - Enclosed Rear Garden
    - Tandem Garage (Double)
  - Parking On Own Driveway

NO ONWARD CHAIN. Tucked away at the edge of a sought-after modern development, this executive detached property boasts an enviable location to the east of Taunton's vibrant town centre.

Offering an abundance of space, the property features four generously sized bedrooms, including a primary bedroom with en-suite shower room & dressing room, providing ample room for a growing family or guests.

The living accommodation is equally impressive, comprising not only three reception rooms but also a delightful conservatory that bathes the interior with natural light.

One of the property's standout features is its picturesque parkland outlook. The rear garden, enclosed for added security, offers a peaceful retreat for outdoor activities or relaxation. The convenience of parking on your own driveway eliminates the hassle of searching for a space, while the tandem garage provides additional storage or parking options.

In summary, this executive detached property combines a peaceful setting, spacious living areas, and attractive features, making it an ideal family home in a desirable location.

## ACCOMMODATION

The double glazed, gas centrally heating accommodation briefly comprises: entrance hallway, cloakroom, study, lounge, dining room, conservatory, kitchen and utility room to the ground floor. Accessed from the impressive first floor landing with large airing cupboard, is a family bathroom and four generously sized bedrooms, the primary bedroom with its own en-suite shower room and dressing room.

Externally, the property fronts onto a small park with Hamilton Gault Park beyond, the front garden is lawned with shrub borders and ample parking is available in front of the tandem garage which has been partially converted. To the rear, is an enclosed garden with lawned and seating areas, shrub and flower borders.

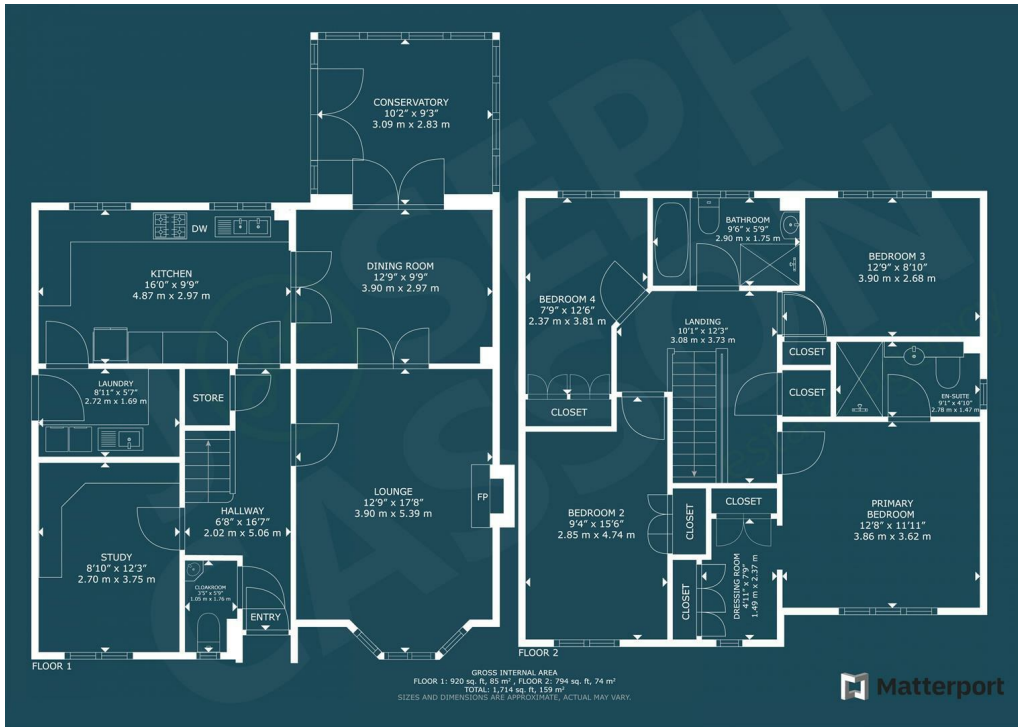
## LOCATION

Avill Crescent is a charming residential street located in the highly desirable development of Boundary Park. This sought-after neighborhood is known for its proximity to Hamilton Gault Park, a beautiful green space that offers residents a tranquil escape from the hustle and bustle of city life.

Living in Boundary Park provides residents with convenient access to a range of amenities. The neighborhood boasts its own selection of convenience stores, doctors surgery, dentist and pharmacy ensuring that daily necessities are easily within reach.

For those seeking a wider variety of facilities, the nearby town of Taunton is just a short distance away. Taunton is a vibrant hub that offers an array of educational institutions, shopping centers, and leisure activities. Residents can explore the town's diverse range of shops, dine at its many restaurants, or enjoy cultural events and entertainment options.

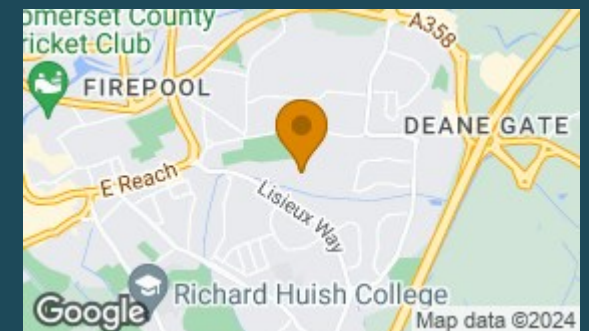




## Council Tax Band

E

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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