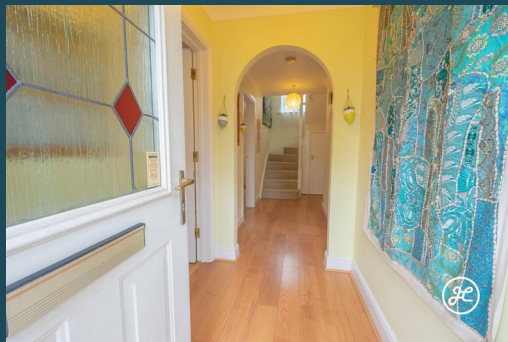


Avill Crescent  
Taunton  
TA1 2PL



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





£450,000

- Substantial Detached Property
  - Four Double Bedrooms
  - Two Bathrooms
  - Three Reception Rooms
- Modern Kitchen/Breakfast Room
  - Utility Room & Cloakroom
- Double Garage & Driveway
  - Enclosed Rear Garden
  - Parkland Views
  - EPC RATING: C

NO ONWARD CHAIN. Nestled in a quiet corner of a popular modern development, this impressive detached property offers a prime location just east of Taunton's bustling town centre.

With four generously sized double bedrooms, including a spacious primary bedroom with its own en-suite bathroom, there's plenty of space for a growing family or visiting guests.

The living areas are equally impressive, featuring a study, dining room, and a cozy lounge, all complemented by a sleek modern kitchen/breakfast room.

A major highlight of this property is its stunning parkland views. The enclosed rear garden provides a tranquil space for outdoor activities or simply unwinding.

Convenience is key with your own double-width driveway for parking and a double garage for extra storage or parking.

In short, this executive detached property offers a peaceful setting, ample living space, and attractive features, making it the perfect family home in a sought-after location.

## ACCOMMODATION

Step right into this spacious and well-appointed three-story home spanning over 2131 sq feet (197m<sup>2</sup>). This property boasts double glazing and central heating throughout. The ground floor features an inviting entrance hallway, a modern kitchen/breakfast room, a convenient utility room, a cloakroom, a dining room, and a study. The first floor offers a dual-aspect lounge and a luxurious primary bedroom with its own en-suite bathroom. On the top floor, you'll find three more generous double bedrooms and a sleek shower room.

Outside, enjoy the peaceful parkland views from the front and relax in the enclosed rear garden. A double-width driveway and a double garage provide ample parking and storage space.

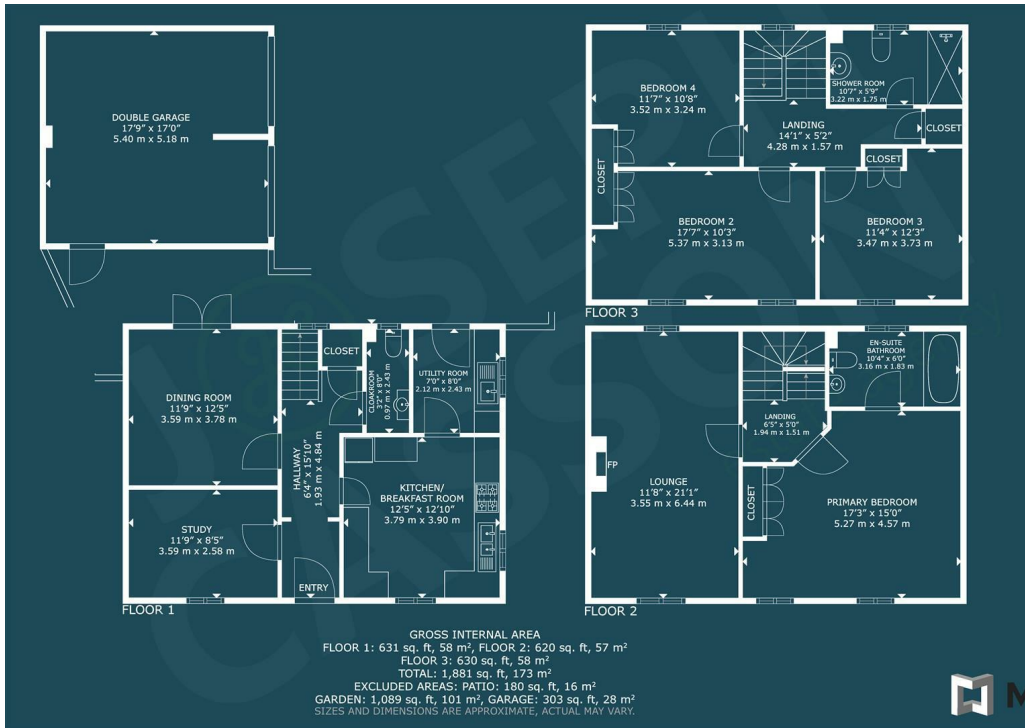
## LOCATION

Avill Crescent is a charming residential street located in the highly desirable development of Boundary Park. This sought-after neighbourhood 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.

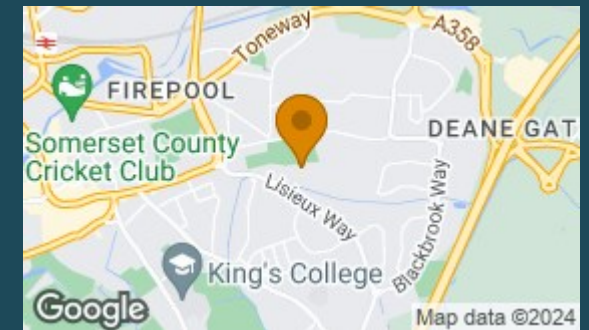
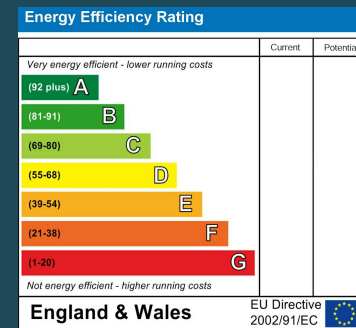
For those seeking a wider variety of facilities, the nearby town of Taunton is just a short distance away. Taunton is a vibrant hub that offers an array of educational institutions, shopping centres, and leisure activities. Residents can explore the town's diverse range of shops, dine at its many restaurants,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





### Council Tax Band

E



**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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