

for sale

£600,000



Holway Avenue Taunton TA1 3AP

A rare and exciting opportunity to acquire an **INDIVIDUALLY DESIGNED**, double fronted detached family home, standing proudly on the south side of Taunton. Enjoying a superb **TREE-LINED** vista with a generous garden, backing onto Trinity school playing field, within a tucked-away enclave. **NO ONWARD CHAIN.**



Holway Avenue Taunton TA1 3AP

Front Door

Leading to...

Entrance Reception

Radiator.

Cloak Room

Suite comprising low level WC, wash hand basin with splash back tiles. Heated towel rail. Extractor fan.

Lounge

17' 7" x 15' 3" (5.36m x 4.65m)

Double glazed window and double doors to rear. Opening onto

the Patio. Radiator. Feature fireplace. Double doors opening into the...

Kitchen / Diner

21' x 10' 1" (6.40m x 3.07m)

Double glazed window to side, with double glazed double doors to rear opening onto the patio. Radiators. Inset lighting. The kitchen itself is equipped with a range of wall and base-mounted units with roll top work surfaces, including a breakfast bar with seating for four people. One and a half bowl sink and drainer with mixer tap. Integrated electric oven with five burner gas hob with cookerhood over. Inset lighting. Various down-lighters. Integrated fridge and dishwasher.

Utility Room

10' 1" x 5' 3" (3.07m x 1.60m)

Double glazed window to front and double glazed door to side,



opening to outside. Wall-mounted combination boiler. Radiator. Rolltop work surface, including sink and drainer with mixer tap. Base-mounted units, with recesses for an automatic washing machine. Partial Tiling.

Study

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed windows to front. Radiator. Recessed cupboard.

First Floor Landing

Obscure double glazed window to side. Attic hatch. Airing cupboard.

Bedroom One

11' Plus recess and wardrobe x 10' 1" (3.35m Plus recess and wardrobe x 3.07m)

Double glazed windows to front. Radiator. Recessed double wardrobe.

En Suite Shower Room

Suite comprising low level WC, pedestal wash hand basin with mixer tap, corner shower cubicle with integral shower. Obscure double glazed window to side. Heated towel rail. Partial tiling. Inset lighting. Extractor fan. Shaver point.

Bedroom Two

10' plus door recess and wardrobe x 10' 6" (3.05m plus door recess and wardrobe x 3.20m)

Double glazed windows to rear. Radiator. Recessed double wardrobe.

En Suite Shower Room

Suite comprising low level WC, pedestal wash hand basin with mixer tap, corner shower cubicle with integral shower. Inset lighting. Shaver point. Extractor fan.

Bedroom Three

10' 10" x 10' 2" plus recess and wardrobe (3.30m x 3.10m plus recess and wardrobe)

Double glazed windows to front. Radiators. Recessed triple wardrobe.

Bedroom Four

10' 1" x 9' 5" plus recess and wardrobe (3.07m x 2.87m plus recess and wardrobe)

Double glazed windows to rear. Recessed double wardrobe.

Bathroom

Suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with shower panel and shower over. Obscure double glazed window to rear. Heated towel rail. Partial tiling. Inset lighting. Extractor fan.

Rear Garden

A real feature of this property is the generous nature of this enclosed sunny garden, laid initially to patio and primarily laid to lawn, with side pedestrian access.

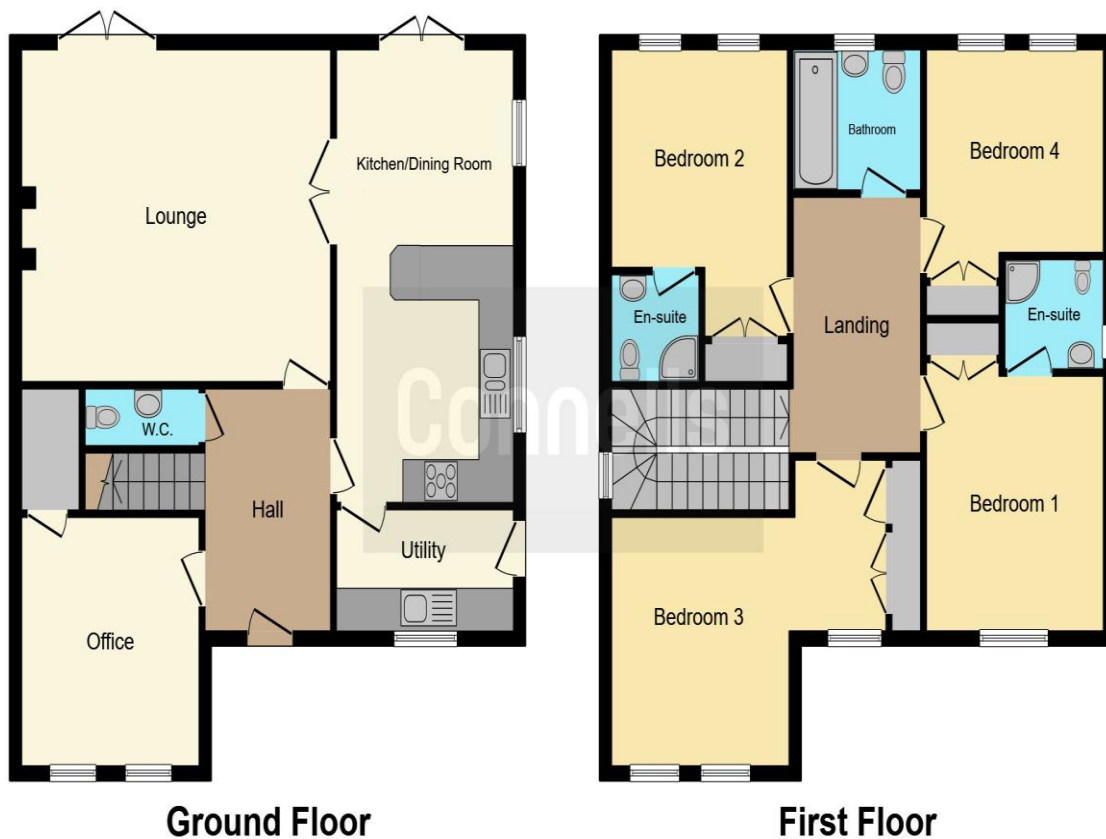
Garage

A pitched-roof, semi-detached garage located in front of the property, with up-and-over door.

Parking

Access via a shared driveway, ample block-paved parking available for three cars.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TTN311105 - 0008

Tenure: Freehold

EPC Rating: C

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