

for sale

£250,000



Priory Avenue Taunton TA1 1YA

***** OPEN EVENT 23/5/2025 between
16:30 - 17:30 *****

This attractive PERIOD STYLE HOME offers spacious accommodation throughout including THREE BEDROOMS and two reception rooms. Ideally located within easy reach of TAUNTON STATION and the



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Priory Avenue Taunton TA1 1YA

Front Door

Leading to...

Entrance Hall

Electric Radiator. Understairs cupboard. Stairs rise to the first floor.

W.C

Suite comprising low-level WC. Obscure window.

Study

10' 6" x 11' 11" (3.20m x 3.63m)
Bay Window.

Lounge

10' 7" x 19' 1" (3.23m x 5.82m)

Double glazed window to rear aspect. Gas feature fireplace. Doors leading to the garden. Electric radiator.

Kitchen

15' 9" x 6' 11" (4.80m x 2.11m)

Window to rear aspect. Doors leading out to side of property. Plumbing and recess for washing machine.

First Floor Landing

Loft access. Window to side aspect. Built-in storage cupboard housing the water tank.



Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m)

Window to front aspect. Electric radiator.

Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m)

Window to rear aspect. Electric radiator.

Bedroom Three

6' 10" x 9' 4" (2.08m x 2.84m)

Window to rear aspect.

Bathroom

Suite comprising low-level W.C, wash hand basin bath and separate shower. Obscure window to front. Electric radiator.

Rear Garden

A south-facing enclosed garden laid primely to lawn with metal storage shed.

Parking

A driveway with parking for one car.

directions to this property:

From Taunton town centre proceed out of town along Bridge Street bearing right at the traffic lights onto Station Road taking a right hand turning on to Priory Bridge Road. Continue straight until the roundabout and take the second exit. When you reached the Wicks roundabout take the 4th exit, take the left turn into Priory Road and immediately turn right where the property can be found on the left hand side further identified by the

Connells for sale board.

To view this property please contact Connells on

T 01823 334 433

E taunton@connells.co.uk

53 High Street
TAUNTON TA1 3PR

Property Ref: TTN312727 - 0003

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: C

view this property online [connells.co.uk/Property/TTN312727](https://www.connells.co.uk/Property/TTN312727)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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