



Allington Close

Taunton, TA1 2NA

Price Guide £205,000

**Tamlyns**

## PROPERTY DESCRIPTION

A well-presented two double bedrooms home set in a peaceful cul-de-sac position in Blackbrook, to the South-East of Taunton, located within easy reach of local facilities including Hankridge Farm retail park and M5 motorway. The property with no Onward chain would make an ideal first time buy or investment property.

EPC: D

### Local Authority

Somerset West & Taunton Council Tax Band: B

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Entrance Hallway

## Lounge

15'9" x 12'8" (4.81m x 3.87m)

## Dinning Room

10'5" x 7'11" (3.20m x 2.42m)

## Landing

## Bedroom One

12'7" x 8'2" (3.86m x 2.51m)

## Bedroom Two

12'7" x 7'5" (3.86m x 2.28m)

## Bathroom

7'2" x 4'7" (2.19m x 1.40m)

## Garage

## Outside

Open plan front garden. Fully enclosed rear garden with patio and lawn.  
Access door into GARAGE with light, power, up and over door to driveway.

## Material Information

Services: Electricity, water and sewerage.

Tenure: Freehold

Tax Band: B

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

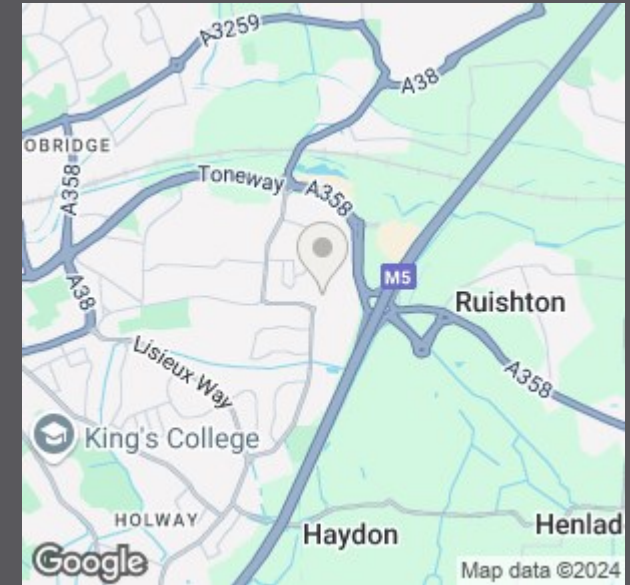
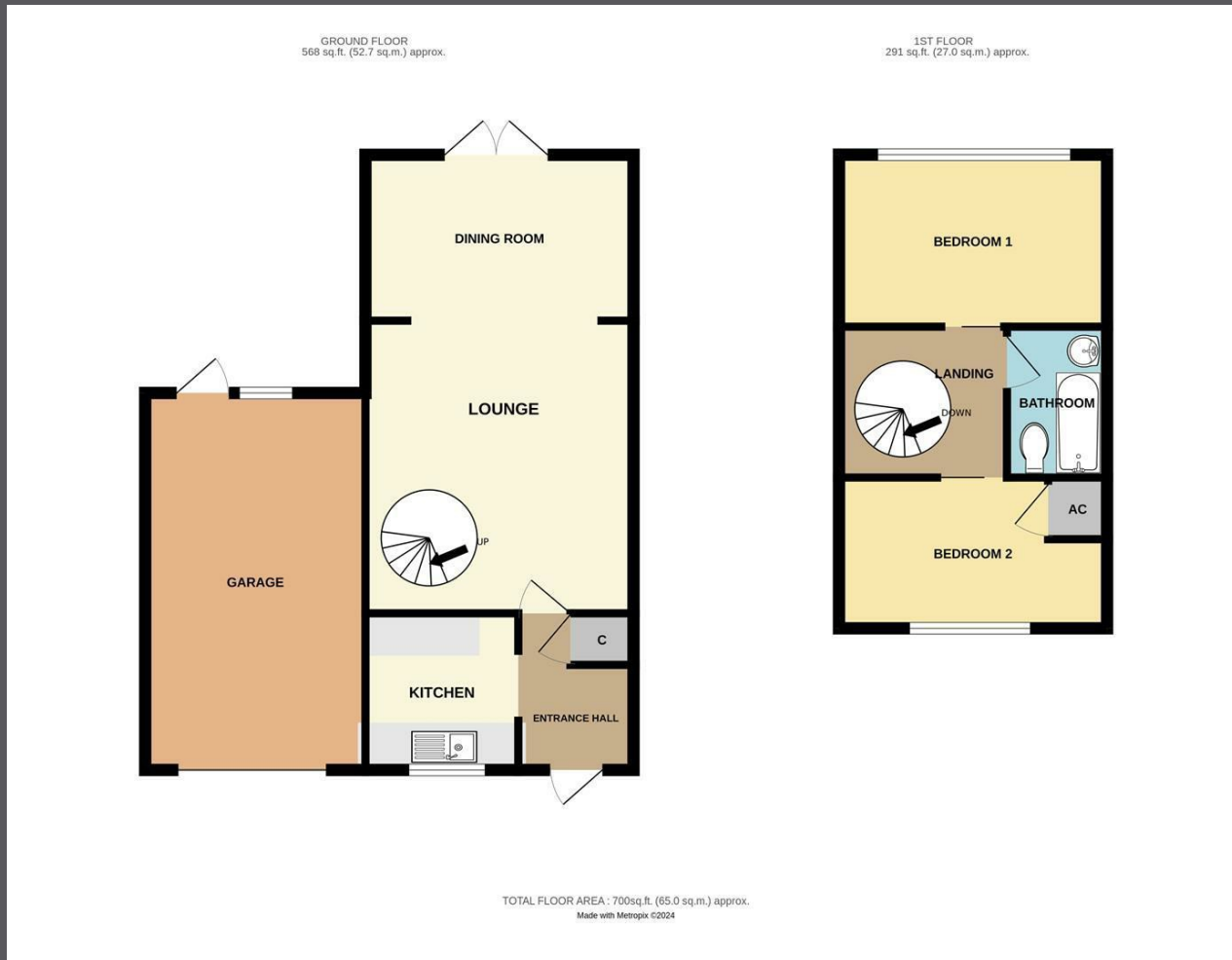
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[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

# PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

