



2 Huish Avenue



STAGS

2 Huish Avenue

Killams, Taunton, TA1 3GB

Taunton Town Centre 2.4 miles

An impressive recently built semi-detached house with ample off road parking, gardens to front and rear

- Well appointed semi-detached house
- Well equipped kitchen
- Two double bedrooms, bathroom
- Side driveway for at least two vehicles
- Council Tax band B
- Popular new development
- Sitting room with French doors to garden
- Enclosed rear garden
- Remainder of NHBC guarantee
- Freehold

Guide Price £259,500

SITUATION

Huish Avenue is in the new part of Killams Park which is located on the southern fringes of the County Town of Taunton and is ideally located being only minutes from open countryside as well as being easily accessible for the amenities at Mountfields which is on a main bus route to the town centre. Taunton offers an extensive range of shopping and leisure amenities as well as access to Junction 25 of the motorway and a mainline railway station on the northern fringes of the town.

DESCRIPTION

2 Huish Avenue is a well appointed nearly new semi-detached house located on the ever popular Killams estate situated on the southern outskirts of the town. The house has attractive rendered elevations under a pitched tile roof and has been built by local developer Summerfield Homes and has the remainder of an NHBC guarantee. The accommodation is arranged over two floors with gardens to front and rear.



ACCOMMODATION

The accommodation includes a covered entrance porch with front door to an entrance hallway with turning staircase to first floor, ground floor cloakroom with low level wc and washbasin, equipped kitchen with integrated appliances and a range of high gloss fitted wall and base units with granite worktops, sink, gas hob with extractor hood over, oven, plumbing and space for dishwasher/washing machine and window to the front aspect. The sitting room has a wooden effect floor with French doors opening out onto the rear patio and further window to side.

On the first floor there is a landing with hatch to roof space and doors off to two double bedrooms, bedroom one has two rear aspect windows overlooking the rear garden, a built in wardrobe with shelf and hanging space. The second bedroom has an airing cupboard, two front aspect windows and wardrobe. The bathroom is fitted with a modern suite comprising a wc, washbasin, bath with shower over.

OUTSIDE

The side driveway provides parking for at least two vehicles and access gate to a good sized enclosed rear garden with raised patio with steps down to the lawn and shed. The front garden is planted with shrubs with path to front door.

SERVICES

Mains drainage, gas, electricity and water. Gas fired central heating. EV Charging point. Ultrafast broadband available (Ofcom) Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed out of Taunton along East Reach taking the right hand turning into Billetfield and immediately left into Silver Street, past Silver Street Vokswagon, continue along South Road past Richard Huish College and Mountfields before proceeding into Shoreditch Road. After a quarter of a mile just before the motorway bridge take a right hand turning into Killams Drive. Follow this road through the new part of the development bearing right and Huish Avenue can be identified on the left hand side and number 2 can be identified by a Stags For Sale board.



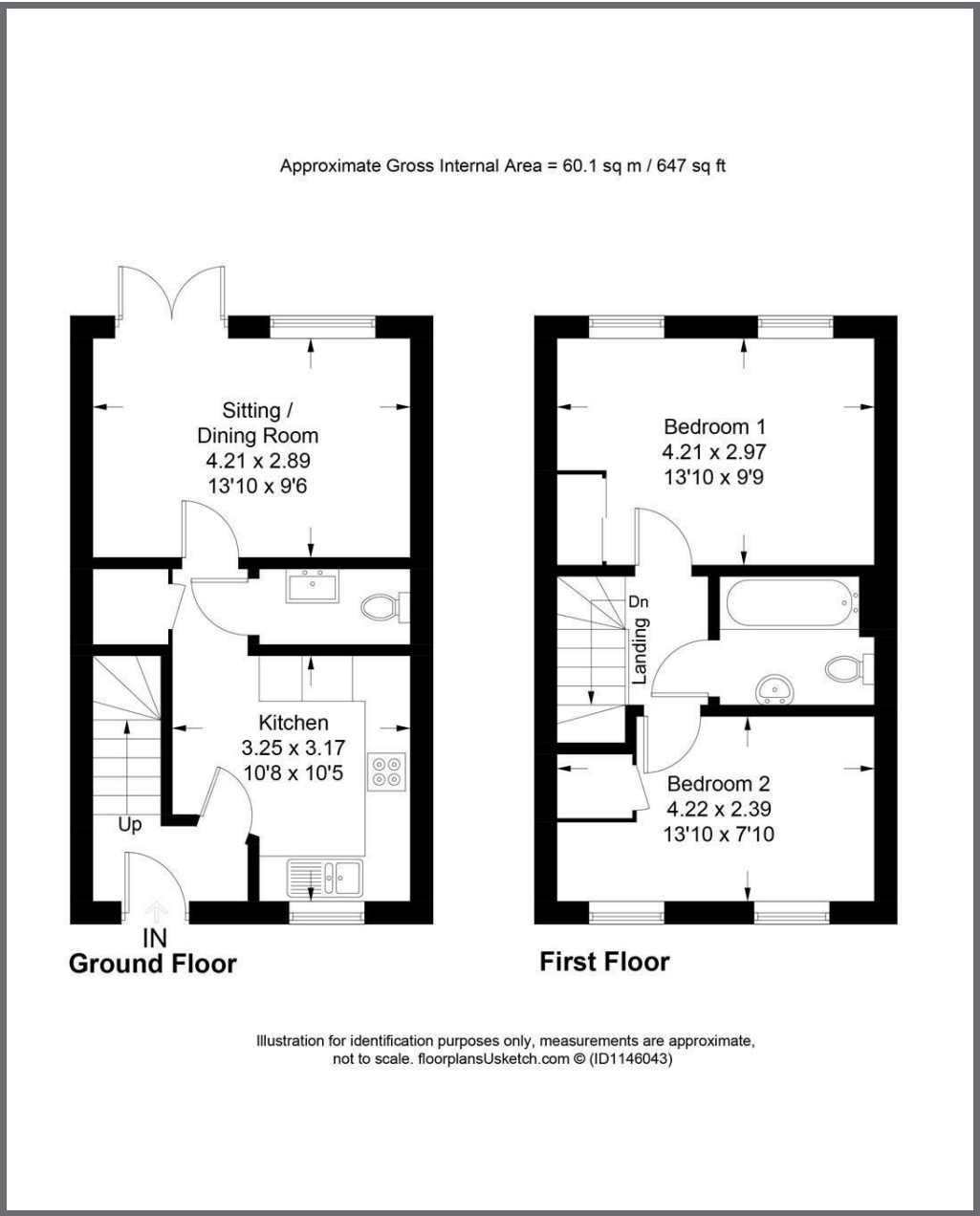
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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