



FOR SALE

Guide Price £399,950

Avill Crescent,



Avill Crescent, Taunton

A 4 bedroom 1 being en-suite detached family home, situated in a much sought-after location, boasting sitting room, dining room, a lovely kitchen/breakfast room, conservatory, cloakroom, utility room, family bathroom, double glazing, gas central heating, a fully enclosed garden, garage and parking, the property is presented in good decorative order throughout.





Accommodation

Front door opening to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, ceiling light, doors to:-

Cloakroom

With a close coupled WC, corner wash hand basin with tiled splash back, radiator, continuation of the feature tiled floor, extractor fan, ceiling light.

Sitting Room

c.18'7 x 11'2 (5.66m x 3.40m)

With double glazed window to the front aspect, gas real flame fire with decorative surround and hearth, 2 radiators, television point, 2 ceiling lights, double glazed doors obtaining borrowed light from the conservatory.

Conservatory

c.12'9 x 9'1 (3.88m x 2.76m)

With double glazed windows to the side and rear aspects, laminate floor, double glazed doors to the rear garden.





Dining Room

c.9'11 x 8'6 (3.02m x 2.59m)

With a double glazed window to the front aspect, radiator, ceiling light.

Kitchen/Breakfast Room

c.12'9 x 8'2 (3.88m x 2.48m)

With a double glazed window to the rear aspect, a continuation of the feature tiled floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, tiling to splash prone areas, radiator, ceiling light, archway through to:-

Utility Area

c.5'5 x 4'10 (1.65m x 1.47m)

With a double glazed door to the rear garden, space and plumbing for a washing machine with working surface over, space also for a tumble dryer, continuation a feature tiled floor, radiator, wall mounted gas boiler hot water and central heating, extractor fan and ceiling light.





Landing

With a double glazed window to the rear elevation enjoying views over the park, radiator, access to the loft space, ceiling light, doors to:

Bedroom 1

c.12'10 max x 11'3 max (3.91m x 3.42m)

With a double glazed window to the front elevation, radiator, ceiling light, and door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, fully tiled shower cubicle, vanity wash hand basin, close coupled WC, feature tiled floor, radiator, extractor fan and ceiling light.

Bedroom 2

c.11'7 x 8'1 (3.53m x 2.46m)

With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 3

c.9'9 x 7'1 (2.97m x 2.15m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4

c.8'1 x 6'9 (2.46m x 2.05m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, vanity wash hand basin with storage under, close coupled WC, tiling to splash prone areas, shaver socket, extractor fan and ceiling light.



Outside

The rear garden is fully enclosed and offers a brick paved patio area with lawn and rear access gate to the driveway, which gives access to a single garage, with up and over door, power and lighting.

Council Tax Band: - D

Construction: - Brick under a tiled roof with double glazing.

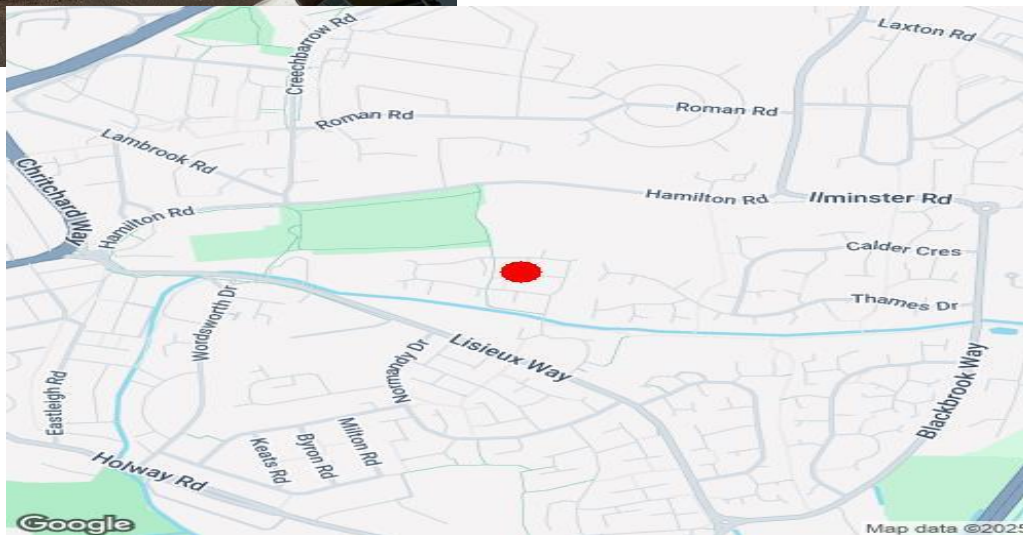
Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Blackbrook Primary.

Secondary School Catchment: - Heathfield School.





Directions

Head out of Taunton on Lisieux Way and turn left into Severn Drive and follow this road into Avill Crescent.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	69	
(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

Avill Crescent, Taunton

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

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