



**19 Northfield Avenue, Taunton, Somerset, TA1 1XF**

**£275,000**

An older style 3 bedroom semi detached house in need of complete modernisation with a garage and driveway in this highly favourable location on the edge of French Weir Park. No chain



## Features

- An older style semi detached family house
- Desirable location on the edge of French Weir Park, less than a mile from the town centre
- Requiring modernisation and updating
- Entrance porch and hallway. 3 reception rooms
- Kitchen and lean to conservatory
- 3 bedrooms and bathroom and separate WC
- Some double glazing and gas heating
- Garage and driveway
- Generous and mature rear garden
- No onward chain





**GROSS INTERNAL FLOORSPACE:  
1087 Sq.Ft (101 Sq.M)**

- LOUNGE 12' 0" x 11' 8" (3.65m x 3.55m)
- DINING ROOM - 12' 10" x 10' 9" (3.91m x 3.27m)
- KITCHEN - 9' 1" x 6' 11" (2.77m x 2.11m)
- KITCHEN/UTILITY - 7' 4" x 7' 3" (2.23m x 2.21m)
- BEDROOM 1 - 12' 9" x 10' 9" (3.88m x 3.27m)
- BEDROOM 2 - 11' 11" x 11' 9" (3.63m x 3.58m)
- BEDROOM 3 - 7' 9" x 6' 0" (2.36m x 1.83m)
- BATHROOM - 7' 1" x 6' 0" (2.16m x 1.83m)
- SUN ROOM - 11' 4" x 10' 1" (3.45m x 3.07m)
- GARAGE - 23' 0" x 8' 2" (7.01m x 2.49m)

**TENURE:** Freehold

**TAX BAND:** C

**SERVICES:** Mains water, drainage, electricity and gas are installed. Gas fired central heating.

**DIRECTIONS:** From the town centre, cross over the bridge over the River Tone and continue straight ahead and through the first set of traffic lights. At the next set of lights bear left onto Staplegrove Road and take the 1st left onto French Weir Avenue followed by the next left then right, still on French Weir Avenue. The property will be found approximately 2/3rds of the way along on the left hand side identified by our for sale board

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



All measurements are approximate (in some cases maximum into recesses).  
Not to scale. Illustrative purposes only.

**DISCLAIMER:** For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

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