



23 Cresswell Avenue

Taunton, Somerset, TA2 6LS

James
Gray

ESTATE AGENTS

An extended detached family home, with large rear garden and enjoying an attractive location in this popular residential area on the northern edge of Taunton. No onward chain.



Key features

- Entrance hall
- Sitting room with fireplace
- Dining room
- Garden Room
- Kitchen, utility room and cloakroom
- Principal bedroom with en suite dressing room and shower room
- 3 further bedrooms and family bath/shower room
- Large rear garden with attractive open outlook and mature trees. (subject to TPO's)
- Ample driveway parking and garage
- Popular residential area on the northern edge of Taunton

Services

Mains electric, water and drainage. Electric heating

EPC

Band F (31)

Council Tax

Band E





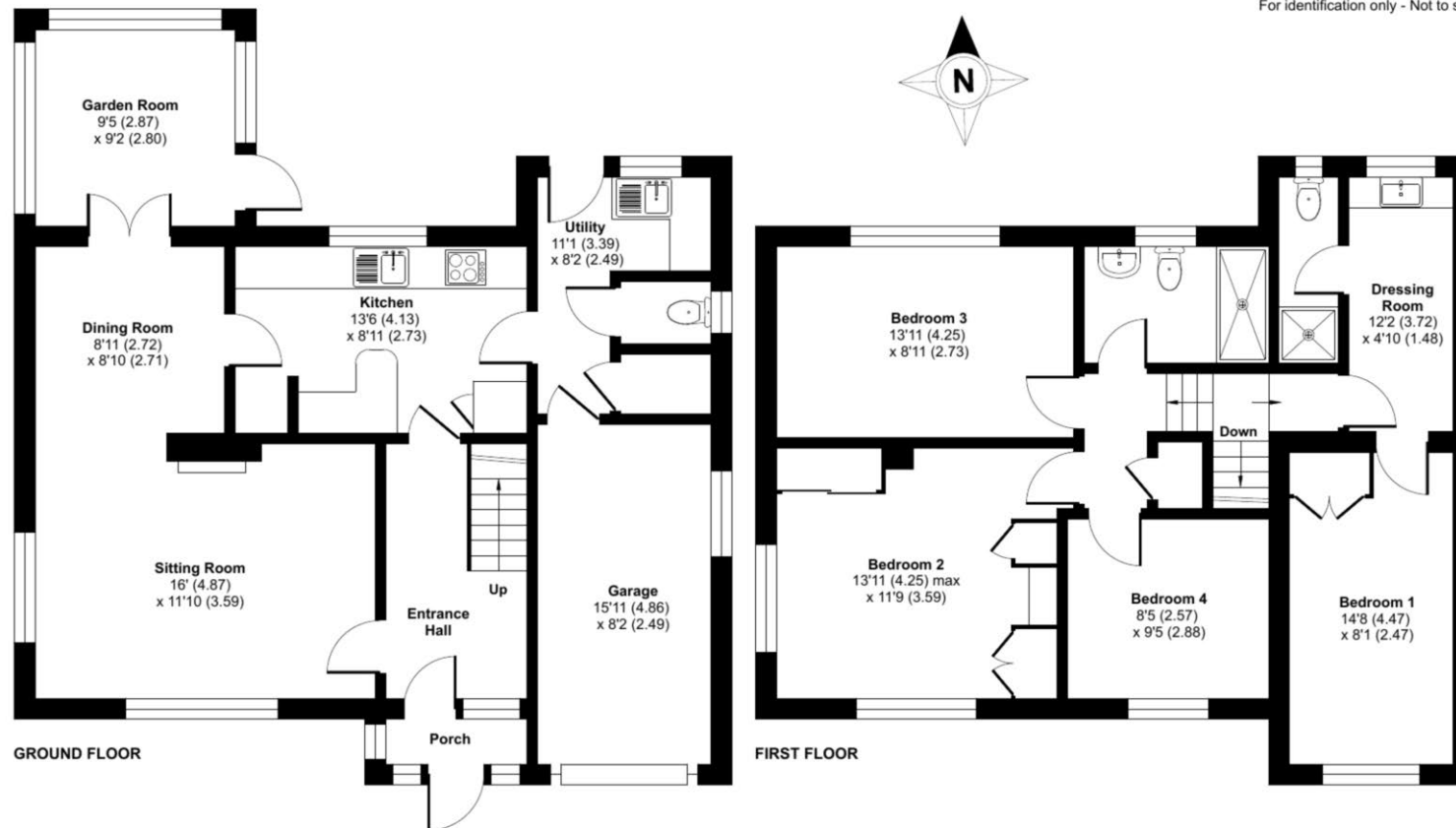
Cresswell Avenue, Taunton, TA2

Approximate Area = 1424 sq ft / 132.2 sq m

Garage = 130 sq ft / 12 sq m

Total = 1554 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1432151

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

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Gray

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