

Avill Crescent  
Taunton  
TA1 2PL



  
**JOSEPH CASSON**  
the estate agency your home deserves





£375,000

- Spacious Detached Family Home
- Four Generously Sized Bedrooms
  - Two Bathrooms
  - Three Reception Rooms
  - Fitted Kitchen
- Utility Room & Cloakroom
  - Garage & Driveway
  - Enclosed Rear Garden
- Gas Central Heating & Double Glazing
  - No Onward Chain

Joseph Casson are delighted to showcase this expansive detached family home conveniently located near a wide range of amenities and just a short distance from Hamilton Park and Taunton's lively town centre.

Featuring four well-proportioned bedrooms, two bathrooms, and three inviting reception rooms, the property also includes a spacious kitchen, utility room, and a convenient cloakroom - plus the added benefit of NO ONWARD CHAIN!

## ACCOMMODATION

This impressive double-glazed home features gas central heating and includes an inviting entrance hall, lounge, dining room, study, kitchen, utility room, and cloakroom on the ground floor.

Upstairs are four spacious bedrooms—primary with built-in wardrobes and en-suite—and a family bathroom. Outside offers parking to the side aspect plus a garage; the low-maintenance rear garden has seating areas and artificial turf, with a wooden shed to remain.

## LOCATION

Avill Crescent is a charming residential street located in the highly desirable development of Boundary Park. This sought-after neighbourhood is known for its proximity to Hamilton Gault Park, a beautiful green space that offers residents a tranquil escape from the hustle and bustle of city life.

Living in Boundary Park provides residents with convenient access to a range of amenities. The neighborhood boasts its own selection of convenience stores, doctors surgery, dentist, and pharmacy ensuring that daily necessities are easily within reach.

Taunton is a vibrant hub that offers an array of educational institutions, shopping centres, and leisure activities. Residents can explore the town's diverse range of shops, dine at its many restaurants, or enjoy cultural events and entertainment options.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: C

Council Tax Band: E

## UTILITIES

Water supply: Mains



Sewerage: Mains  
 Electricity Supply: Mains  
 Mains Gas Supply: Yes  
 Central Heating: Yes - Gas

### FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

### BROADBAND & MOBILE COVERAGE

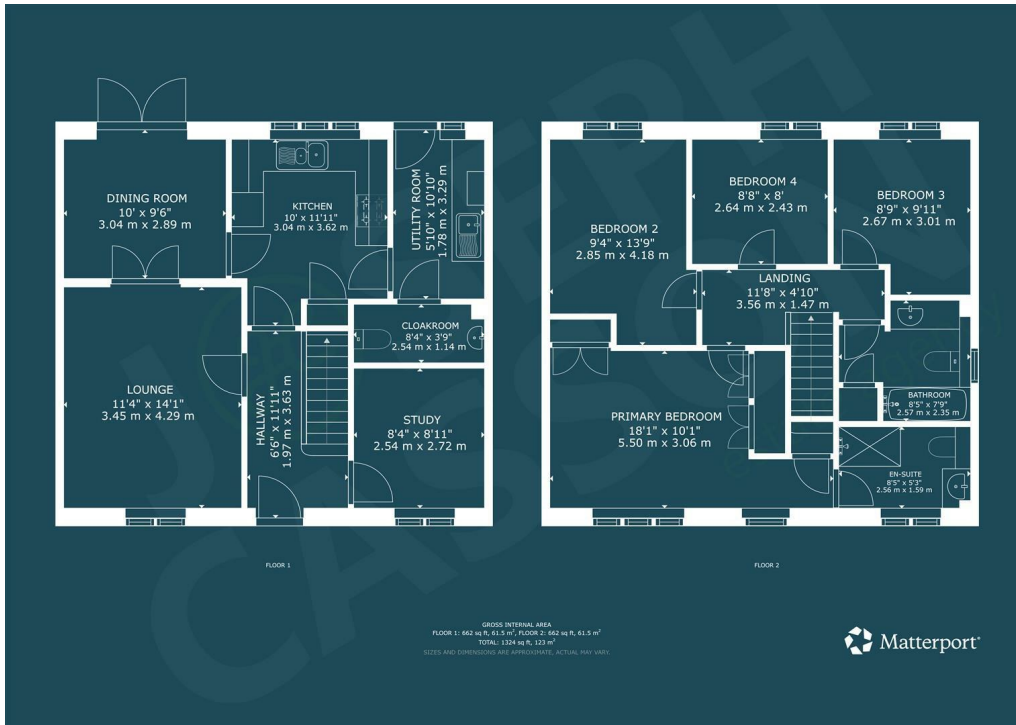
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

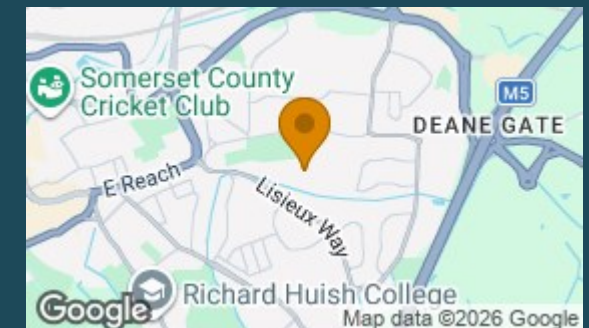
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Council Tax Band

E



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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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