

for sale

£325,000



## Avill Crescent Taunton TA1 2PL

This fabulous, **DOUBLE FRONTED** detached family home commands an enviable position within the popular boundary park development on the East side of Taunton with superb **MOTORWAY ACCESS**, and excellent local amenities and all within a mile of Taunton's vibrant **COUNTY TOWN CENTRE**.



# Avill Crescent Taunton TA1 2PL

## Front Door

Leading to...

## Entrance Hall

Stairs rise to the first floor.

## Living Room

Double glazed front aspect window. Feature fireplace. Double glazed double doors to rear opening onto the Patio.

## Dining Room

Double Glazed front Aspect window.

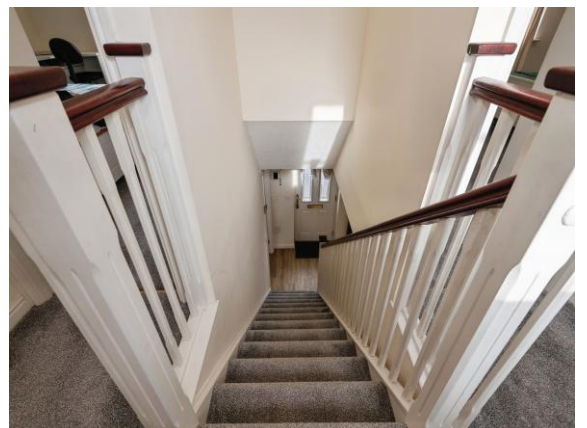
## Kitchen

Recessed walk-in larder-style cupboard with power and light. Double glazed rear aspect window. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces including a sink and drainer with mixer tap, integrated electric oven and grill with gas hob and cooker hood over. Recess and plumbing for automatic washing machine.

## Outer Lobby

Double glazed rear aspect window and door providing access to outside.

## Cloakroom



Obscure double glazed rear aspect window. Suite comprising low-level WC, corner wash hand basin.

## First Floor Landing

Double glazed rear aspect window.

## Main Bedroom

Double glazed front aspect window. Triple built-in wardrobe.

## En-Suite Shower Room

Suite comprising low level WC, wash hand basin with vanity cupboard. Corner shower cubicle with integral shower. Obscure double glazed side aspect window. Extractor fan.

## Bedroom Two

Double glazed front aspect window. Recessed double walk-in wardrobe.

## Bedroom Three

Double glazed rear aspect window. Built-in single wardrobe.

## Bathroom

Suite comprising low-level WC, wash hand basin with mixer tap and vanity cupboard. Bath with a wall-mounted electric shower over. Obscure double glazed rear aspect window. Shaver point. Extractor fan.

## Rear Garden

a generous and enclosed low-maintenance garden laid primarily to patio with a useful wooden storage shed, and gated side

pedestrian access.

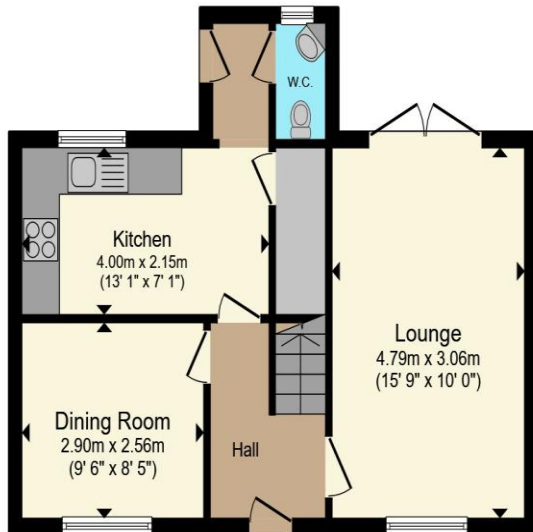
## Garage

A detached, pitched roof garage located alongside the property with up-and-over door, power and light.

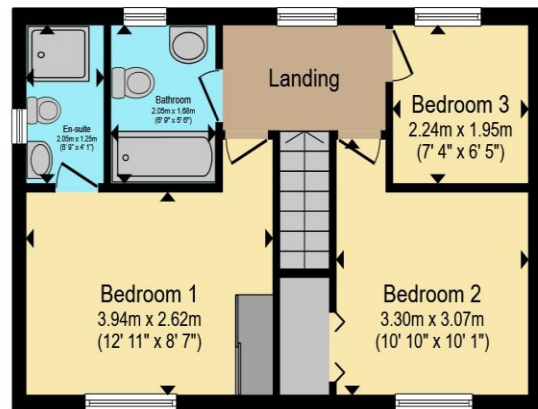
## Parking

A tandem driveway for two cars located in front of the garage.





**Ground Floor**



**First Floor**

Total floor area 79.3 m<sup>2</sup> (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313436 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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