



25 Grafton Close

Taunton, Somerset, TA2 8SE

James
Gray

ESTATE AGENTS

A beautifully presented and much improved semi-detached family home, with good-sized rear garden with home gym/store, off-road parking for 2 cars and enjoying a delightful location at the head of this small close.



Key features

- Entrance hall
- Sitting room with box bay window, hard-wood flooring and media wall
- Beautifully appointed kitchen/breakfast room with built-in appliances
- Principal bedroom with built in wardrobes
- 2 further bedrooms and bath/shower room
- Gas central heating and double glazing
- Fully enclosed rear garden with patio, rased beds and useful garden store/gym
- Driveway parking for 2 cars and side access to rear garden

Services

All mains services connected. Gas central heating

EPC rating

Band C (73)

Council tax

Band C

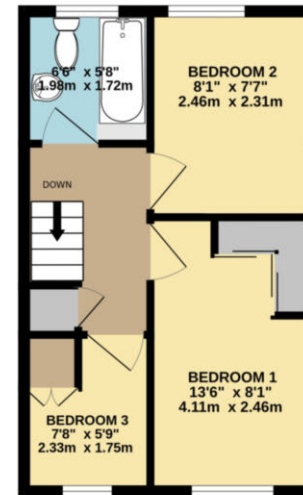




GROUND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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.

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

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Gray

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