

for sale

offers in excess of **£290,000**



## Leslie Avenue TAUNTON TA2 6JN

An exquisite Victorian style bay-fronted home displaying a wonderful array of **CHARACTER FEATURES** and blessed with generously proportioned rooms, ample **NATURAL LIGHT** and all within the alluring Rowbarton area, just outside the beautiful and historic **COUNTY TOWN CENTRE**.



# Leslie Avenue TAUNTON TA2 6JN

## Front Door

Leading to...

## Entrance Vestibule

Ornate tiled floor. Integrated welcome mat. Double glazed door through to the...

## Entrance Hall

Radiator. Understairs storage cupboard. Coving and ornate corning.

## Lounge

14' 1" into bay x 11' 8" max ( 4.29m into bay x 3.56m max )

Double glazed bay window to front. Radiator. Multi-fuel burning stove. Picture rail and ornate coving.

## Dining Room

12' 3" x 9' 6" ( 3.73m x 2.90m )

Radiator. Picture rail. Single glazed window and double doors through to the...

## Utility Room

6' 10" x 5' 7" ( 2.08m x 1.70m )

Single glazed window and door to rear, opening to outside. Power and light.

## Breakfast Room

13' plus recesses and cupboard x 9' ( 3.96m plus recesses and cupboard x 2.74m )



Single glazed sash windows to side. Radiator. Feature fireplace. Recessed cupboards. Picture rail and door through to the...

### **Kitchen**

10' 3" max x 8' 11" max ( 3.12m max x 2.72m max )  
Dual-aspect double glazed windows to rear and side with a single glazed window and door leading to outside. Radiator. 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. Recesses include an electric cooker point. Further recess and plumbing for an automatic washing machine.

### **First Floor Landing**

Two attic hatches and a split-level landing. Over stairs built-in cupboard.

### **Bedroom One**

15' 3" max x 11' 7" ( 4.65m max x 3.53m )  
Double glazed window to front. Radiator.

### **Bedroom Two**

12' 5" x 9' 5" max ( 3.78m x 2.87m max )  
Double glazed window to rear. Radiator.

### **Bedroom Three**

9' max x 8' 1" max ( 2.74m max x 2.46m max )  
Double glazed window to rear. Radiator.

### **Bathroom**

Suite comprising low-level WC, wash hand basin with mixer tap, 'P' shaped bath with mixer tap and integral shower over, including a 'waterfall feature'. Obscure double glazed window to side. Partial tiling. Heated towel rail. Vanity cupboard.

### **Rear Garden**

Initially laid to patio with outside water tap and brick-built storage shed with space and plumbing for a washing machine and a further space for a free-standing appliance. A hardstanding pathway dissects a lawned area and flower/vegetable borders. The garden is divided into two halves with a wooden fence with further vegetable plots to the rear with an additional seating area, and shed. Predominantly walled and with gated rear pedestrian access.





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Property Ref: TTN313211 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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