



35 Draycott Avenue

Taunton, Somerset, TA2 7QG

**James
Gray**

ESTATE AGENTS

A well presented and extended semi-detached 1930's family home with good-sized rear garden with useful garden store, off road parking and enjoying an attractive cul de sac location, close to good amenities



Key features

- Entrance hall and Cloakroom
- Sitting room with study area
- Dining room with bay window
- Garden room with attractive outlook over the rear garden
- Kitchen
- 3 bedrooms and shower room
- Gas central heating and double glazing
- Long rear garden with paved terrace, lawn and useful outbuilding
- Driveway parking
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band E (54)

Council tax

Band C





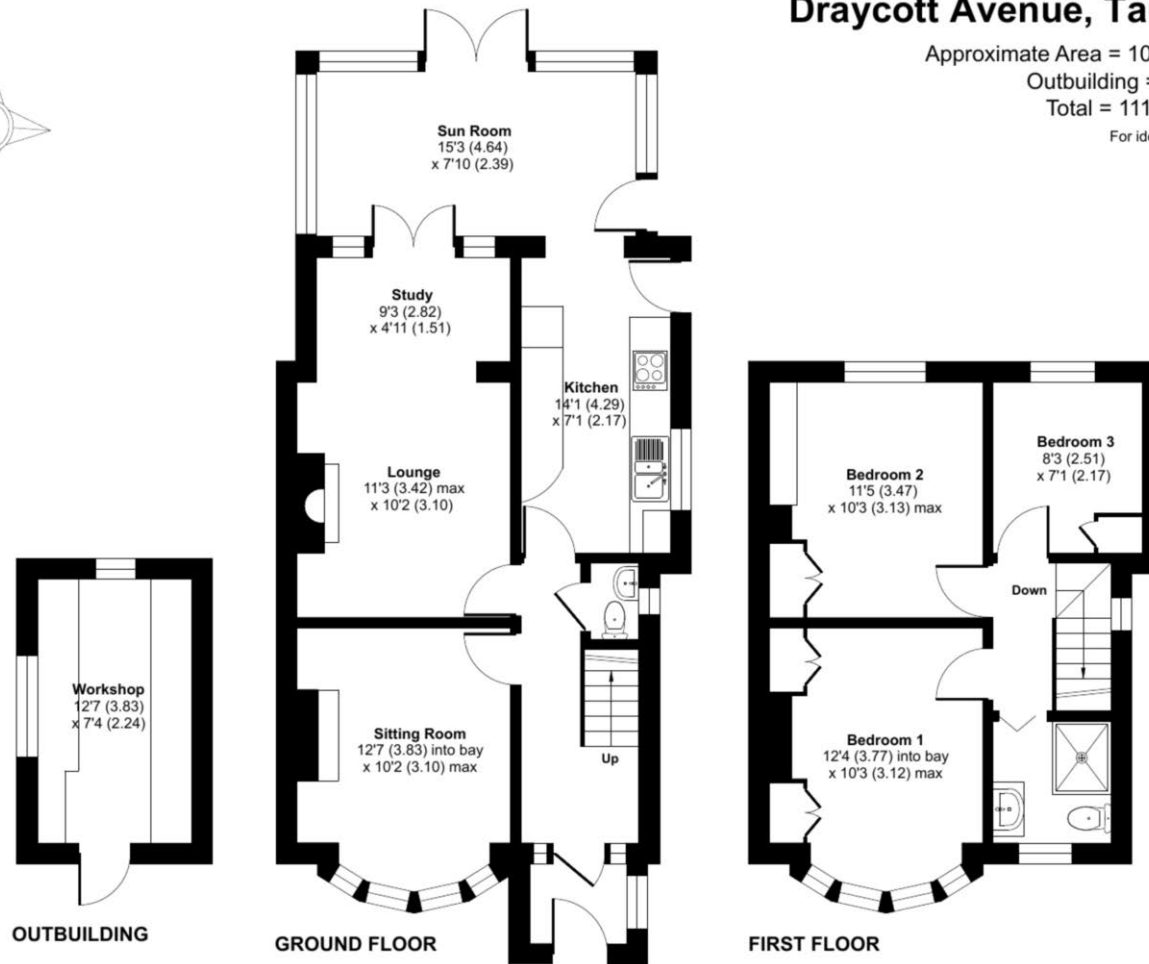
Draycott Avenue, Taunton, TA2

Approximate Area = 1022 sq ft / 94.9 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1114 sq ft / 103.4 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: 1492294

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.

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