



46 Clifford Avenue Taunton TA2 6DL





A well-presented and extended West facing 1930's 5 bedrooomed detached house in this convenient location within 1.5 miles of the centre of town with good sized garden to rear with a range of useful outbuildings, garages to front and rear and ample driveway parking.





Features

- Entrance Hall
- Open Plan Living / Dining Room
- Fitted Kitchen / Breakfast Room with door to garden
- Utility Room
- Bedroom 5 with Ensuite Shower Room and door to garden
- Cloakroom
- 4 Bedrooms on 1st floor, Bedroom 2 with Ensuite Shower Room, Bedroom 3 with wash basin
- Family Bathroom
- Separate WC

- Good sized established garden to rear with Summer House, Shed, Workshop and Storage / Office
- Garage to front with driveway parking for up to 6 cars
- Underground Garage to rear with access to Kingston Road and additional parking for 3 cars

- Gas central heating
- Double glazing

- Council tax band E
- What3words:
[///actor.woke.online](https://www.what3words.com/actor.woke.online)







Clifford Avenue is situated within easy reach of the centre of Taunton, the County Town of Somerset.

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



46 Clifford Avenue, Taunton, TA2 6DL

Approximate Area = 2127 sq ft / 197.6 sq m

Garages = 363 sq ft / 33.7 sq m

Outbuildings = 392 sq ft / 36.4 sq m

Total = 2882 sq ft / 267.7 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

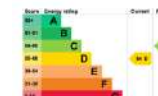
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Cooney. REF: 1339550



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cooney**

