

  
**Nataasha Howarth**  
ESTATE AGENTS



**41 Allington Close, Taunton, TA1 2NA**

**£180,000**

Situated within the popular Blackbrook area of Taunton, this one-bedroom home offers an excellent opportunity for first-time buyers, investors or those looking to downsize. The accommodation comprises a good-sized lounge with dining area and kitchen, providing a practical and comfortable living space. To the first floor is a double bedroom and bathroom.

One of the standout features of this property is the fantastic enclosed rear garden, offering a wonderful outdoor space for relaxing, entertaining and enjoying the warmer months. To the front, a driveway provides off-road parking for two vehicles.

Allington Close is situated within the popular Blackbrook area on the eastern side of Taunton, conveniently positioned for a wide range of local amenities. Nearby Hankridge offers a Sainsbury's superstore, a variety of retail outlets, cafés and restaurants, together with leisure facilities including a cinema and bowling alley. Further everyday shopping facilities can be found at Lisieux Way, whilst Blackbrook Pavilion provides additional sports and fitness facilities.

The property is also well placed for access to Junction 25 of the M5 motorway, making it convenient for commuters, whilst Taunton town centre offers an extensive range of shops, restaurants and amenities, together with a mainline railway station.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via wooden door with obscure panes to:

## LOUNGE

Stairs rising to the first floor. Double glazed window to front aspect. Feature electric fireplace. Opening to:

## KITCHEN/ DINER

Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units with stainless steel sink and drainer unit inset. Integrated electric hob with oven beneath, space for undercounter fridge, space and plumbing for a washing machine. Double glazed door to the garden.

## LANDING

Airing cupboard housing the water tank. Door to bedroom and bathroom.

## BEDROOM

Double glazed window to rear aspect. Fitted with built in wardrobes with mirrored sliding doors. Electric panel heater. Loft hatch.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and WC.

## EXTERIOR

### PARKING

On own driveway for two vehicles.

### GARDEN

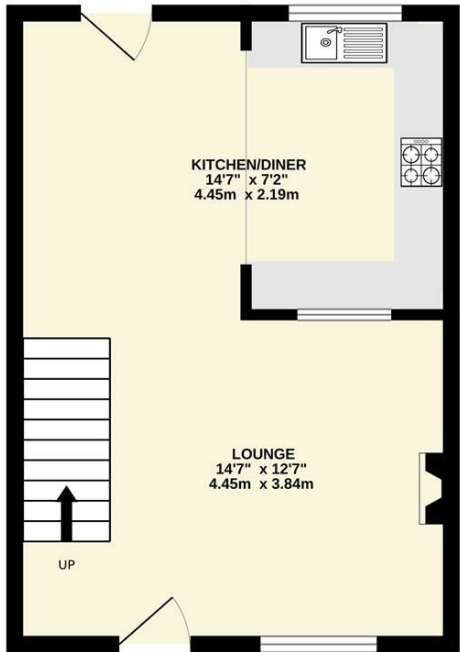
The property boasts a fantastic, generously sized rear garden, predominantly laid to lawn and complemented by an attractive variety of mature shrubs, trees and established planting. A paved patio area provides the perfect spot for outdoor dining and entertaining, whilst the enclosed garden offers a wonderful space to relax and enjoy the outdoors. A timber garden shed provides useful additional storage.

### SERVICES

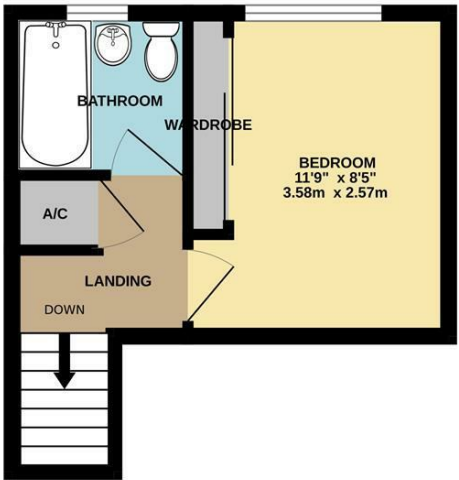
Mains electricity, water and drainage.

Floor Plan

GROUND FLOOR

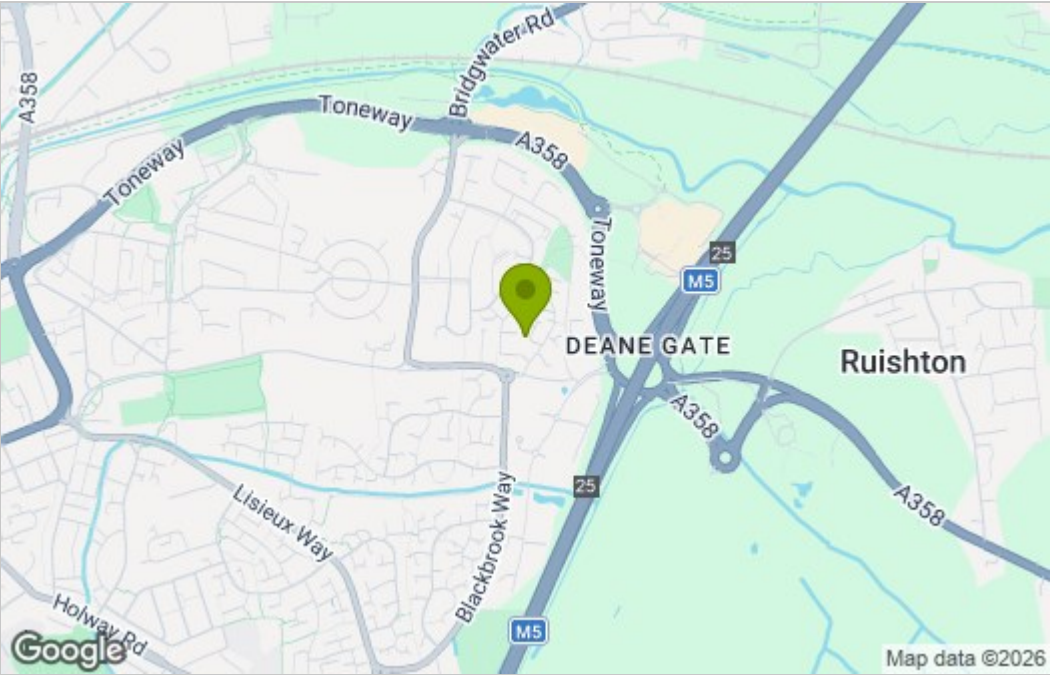


1ST FLOOR

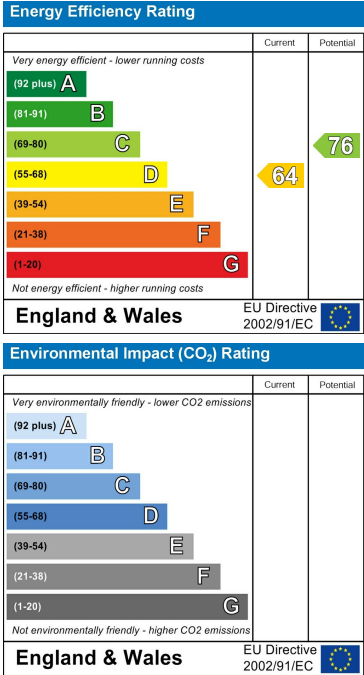


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.