



FOR SALE

Guide Price £265,000

Ashbourne Crescent, Taunton



An exceptional opportunity to acquire this beautifully extended three bedroom semi-detached property, situated in the highly sought-after Blackbrook residential area of Taunton. Perfect for growing families, first-time buyers, or investors, this home has been freshly redecorated throughout with brand new carpets, meaning you can move straight in without lifting a finger. Best of all, it is offered to the market with no onward chain, promising a smooth and hassle-free transaction.





Key Features

Extended Living Space: Thoughtfully expanded ground floor providing flexible layout options.

Turn-Key Condition: Completely refreshed interior featuring neutral decor and plush new carpets.

Upstairs Shower & Bathroom: Rare advantage of having both a family bathroom and a separate shower room.

No Chain: Available immediately for a streamlined purchase.

Desirable Location: Nestled in Blackbrook, offering quick access to local schools, amenities, and excellent transport links like the M5 (Junction 25).

Parking & Garden: Benefits from a lovely rear garden alongside off-road driveway parking.

Ground Floor

Entrance Porch: A handy entrance space greeting you into the home.

Sitting Room: A bright, spacious, and welcoming main reception room featuring a large front-aspect window and a staircase leading to the first floor.

Kitchen: A well-equipped kitchen space fitted with a range of matching eye and base-level wall units, providing plenty of storage and worktop space.

Dining Room: A dedicated, extended formal dining space, ideal for family meals and entertaining guests.





First Floor

Landing: Doors leading to all three bedrooms, the family bathroom, the shower room, and a built-in storage cupboard.

Bedroom One: A well-proportioned double bedroom with a front-aspect window.

Bedroom Two: Another comfortable double bedroom overlooking the rear garden.

Bedroom Three: A versatile room, perfect for a child's bedroom, nursery, or a dedicated home office.

Family Bathroom: Fitted with a clean, modern white suite.

Separate Shower Room: A highly convenient additional facility featuring a walk-in shower cubicle, perfect for busy households.

Outside

Rear Garden: A fully enclosed rear garden, offering a safe haven for children and pets, as well as an ideal space for outdoor dining.

Parking: Hardstanding driveway space providing comfortable off-road parking





Location

Located on the popular Ashbourne Crescent, the property enjoys a quiet residential setting while remaining exceptionally well connected. Excellent local primary and secondary schools are nearby, alongside supermarkets, local pubs, and the Blackbrook Leisure Centre. For commuters, the M5 motorway (J25) and the town centre are just a few minutes' drive away.

Sitting Room c.15'7 x 11'7 (4.74m x 3.53m)

Kitchen c.11'7 x 7' (3.53m x 2.13m)

Dining Room c.16'10 x 8'5 (5.13m x 2.56m)

Bedroom 1 c.11'7 x 10'3 (3.53m x 2.56m)

Bedroom 2 c.13'5 x 7'9 (4.08m x 2.36m)

Bedroom 3 c.11'7 x 7'4 (3.53m x 2.23m)



Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

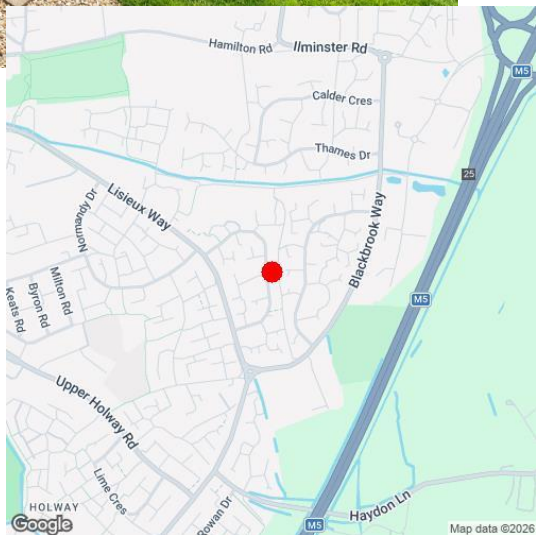
Flood Risk :- River and sea very low.

Primary School Catchment :- Blackbrook Primary School.

Secondary School Catchment :- Monkton Wood Academy.

Mote :- Furnished using AI, skies and grass enhanced by AI





Directions

Head out of Taunton down East Reach, at the lights turn right into Lisiuex Way, follow this road passing the Shops on your left and Ashbourne Crescent will be found on your left, tak the second turning into the crescent and the property will be found on your right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

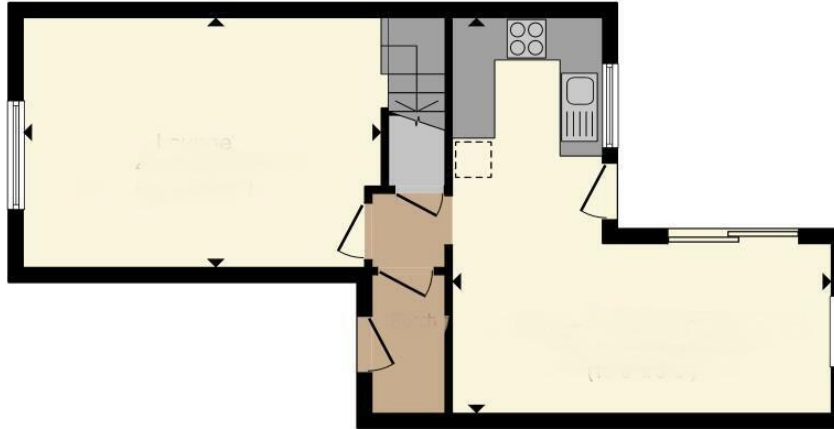
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

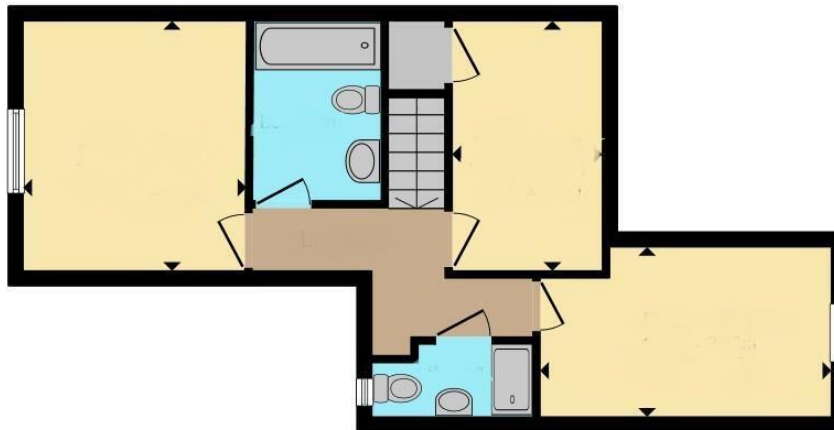
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ashbourne Crescent, Taunton



Ground Floor



First Floor

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

