



GIBBINS RICHARDS 

47 Avill Crescent, Taunton TA1 2PL

£285,000

GIBBINS RICHARDS 
Making home moves happen

Situated in a popular residential area, and boasting a favourable position, this four bedroom town house is a fantastic family home. The ground floor of the property comprises entrance hall, a downstairs cloakroom, utility cupboard, an upgraded kitchen and a sitting/dining room with French doors to the rear garden. On the first floor are two double bedrooms and a family bathroom. On the top floor you will find an impressively spacious master bedrooms with en suite and the fourth single bedroom. Externally the property benefits from an enclosed rear garden, parking for two cars, and a single garage.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

The accommodation is warmed by gas central heating and is complete with double glazing. Avill Crescent forms part of the Boundary Park residential development located on the eastern side of Taunton. Local amenities include a rank of shops, a sports centre, primary school and a doctor's surgery. Taunton town centre is one and a half mile distant and junction 25 of the M5 motorway is easily accessible.

WELL PRESENTED THROUGHOUT
SITTING/DINING ROOM
MODERN KITCHEN
CLOAKROOM AND UTILITY CUPBOARD
FOUR BEDROOMS
MODERN EN-SUITE SHOWER ROOM
ENCLOSED GARDENS
GARAGE AND PARKING
PRIVATE LOCATION
CLOSE TO AMENITIES



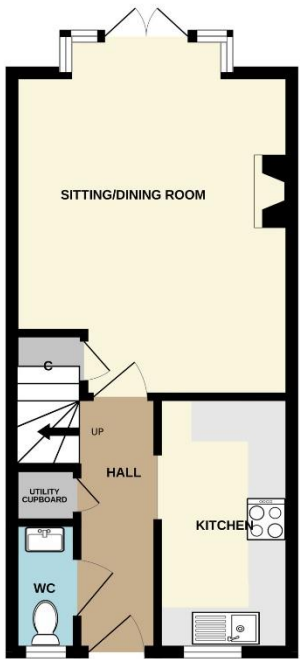


Entrance via composite door into;

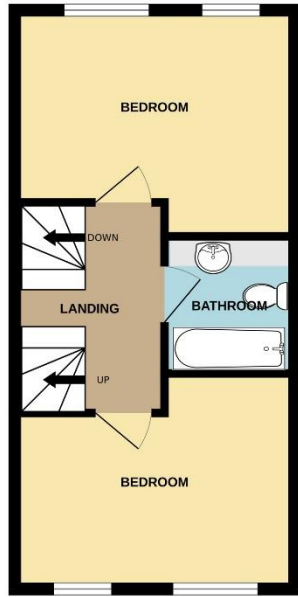
Hallway	Stairs to first floor. Utility cupboard with plumbing for washing machine and space for tumble dryer.
Cloakroom	Double glazed window to front. Low level wc and pedestal wash hand basin.
Kitchen	11' 9" x 6' 3" (3.58m x 1.90m) Double glazed window to front. Built-in appliances. Base and wall mounted cupboards.
Sitting Room	17' 6" x 12' 1" (5.33m x 3.68m) Double glazed French doors to rear with double glazed windows along side leading into the rear garden.
First Floor Landing	Further staircase to second floor.
Bedroom 2	12' 1" x 10' 4" (3.68m x 3.15m) Two double glazed windows to rear.
Bedroom 3	12' 1" x 10' 2" (3.68m x 3.10m) Two double glazed windows to front.
Bathroom	White suite comprising of bath, low level wc and pedestal wash hand basin.
Second Floor Landing	
Bedroom 4	10' 0" x 7' 7" (3.05m x 2.31m) Double glazed window to rear.
Bedroom 1	15' 4" x 12' 1" (4.67m x 3.68m) Double glazed windows to front. A range of fitted wardrobes.
En-suite	Modern suite comprising of shower, low level wc and pedestal wash hand basin. Window to rear. Airing cupboard housing the gas fired combination boiler.
Outside	To the front of the property a pathway leads to the entrance with a canopy porch over and bordered by railings with an entrance gate. To the side of the property is a garage with up and over door, parking to front and parking along side. The rear garden contains a patio, Astro Turf and decked area, all enclosed by wooden fencing.



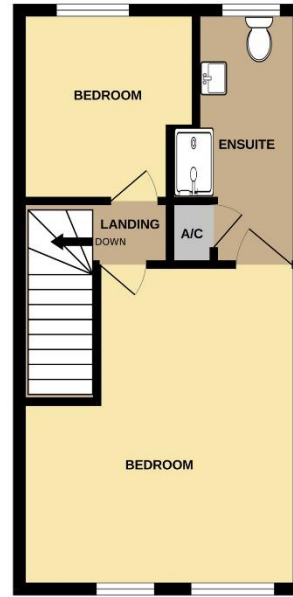
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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