



8 Avon Close, Taunton TA1 4SU

£315,000

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**VIEWING IS STRONGLY ADVISED!** This conveniently located three bedroomed semi-detached home is situated in a quiet close in Hovelands. The property has been modernised to a high standard and the accommodation consists of: entrance hall, kitchen, sitting room, conservatory, utility and cloakroom. To the first floor are three bedrooms and a re-fitted shower room. Externally, the property benefits from an enclosed rear garden with side access, a garage with power and electric roller door and off-road parking for two cars.

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

The property is situated in the highly favoured area known as Hovelands, which is less than a mile distant from Taunton town centre. There are local shopping facilities within Comeytrowe centre which includes a medical and community centre. There are also excellent schools close by to include Queens College, Parkfield primary and Castle secondary. The accommodation is warmed by gas central heating and is complete with double glazing throughout.

SEMI-DETACHED HOME  
THREE BEDROOMS  
RE-FITTED KITCHEN  
OFF-ROAD PARKING FOR TWO CARS  
SINGLE GARAGE  
POPULAR PRIMARY AND SECONDARY SCHOOL CATCHMENT  
0.8 MILES TO MUSGROVE PARK HOSPITAL  
BEAUTIFULLY PRESENTED  
SINGLE GARAGE  
CLOAKROOM & UTILITY ROOM







Entrance Hallway	Leading to stairs.
Sitting Room	13' 8" x 12' 3" (4.16m x 3.73m) With media wall.
Kitchen	16' 7" x 7' 8" (5.05m x 2.34m) Integral cooker, hob, extractor fan, fridge/freezer, wine cooler and dishwasher.
Conservatory	10' 3" x 7' 9" (3.12m x 2.36m)
Utility room	9' 2" x 6' 8" (2.79m x 2.03m)
Cloakroom	3' 9" x 2' 6" (1.14m x 0.76m)
First Floor Landing	
Bedroom 1	13' 8" x 10' 5" (4.16m x 3.17m)
Bedroom 2	10' 4" x 8' 5" (3.15m x 2.56m)
Bedroom 3	8' 0" x 5' 8" (2.44m x 1.73m)
Shower Room	8' 0" x 4' 7" (2.44m x 1.40m)
Outside	The rear of the property is mostly laid to lawn, with an area of patio. There is side access into the rear garden via a wooden gate. To the side of the property sits a garage with power. To the front there is off-road parking for two cars.





GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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