



**85 Allington Close, Taunton TA1 2NA**  
**£190,000**

**GIBBINS RICHARDS**   
Making home moves happen

**FABULOUS FIRST HOME OR INVESTMENT PROPERTY!** This property has been recently updated and modernised offering two double bedrooms, newly fitted kitchen, contemporary lounge and family bathroom. The property is heated by LPG gas and offers a larger than average garden, with the convenience of a rear access. To the front of the property there are two off street parking spaces and lawned front garden. **NO ONWARD CHAIN.** Energy rating: E-44

#### THE PROPERTY

The property is situated in the ever popular Allington Close within easy access of the M5 and Taunton town centre. The Blackbrook leisure centre and spa is within walking distance and there is a choice of supermarkets within a few minutes drive.

**TWO DOUBLE BEDROOMS**

**MODERN CONTEMPORARY INTERIOR**

**NEWLY FITTED KITCHEN**

**GOOD SIZE GARDEN WITH REAR ACCESS**

**LPG GAS**

**OFF STREET PARKING FOR TWO VEHICLES**

**EASY ACCESS TO M5 AND TAUNTON TOWN CENTRE**

**ESTIMATED RENTAL VALE £750 PER CALENDAR MONTH**

**NO ONWARD CHAIN**





## Entrance Porch

Sitting Room 14' 5" x 11' 6" (4.39m x 3.50m)

Kitchen/Breakfast Room 11' 6" x 7' 7" (3.50m x 2.31m)

First Floor Landing with loft access.

Bedroom 1 11' 6" x 8' 5" (3.50m x 2.56m)

Bedroom 2 11' 6" x 7' 0" (3.50m x 2.13m)  
Over stairs storage cupboard.

Bathroom 6' 4" x 4' 9" (1.93m x 1.45m)

Outside The east facing rear garden is laid to lawn and patio and newly fenced with rear access gate. Tandem parking for two vehicles to the front of the property with lawn area and path. The property is set back off of the main road.



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With every floor, we move closer to the goal of 5G in India. We are excited to see the success of the 5G trials in the coming days. We are grateful to our partners and stakeholders for their support and collaboration. We are committed to driving innovation and creating value for our customers and society. We are excited to see the future of 5G in India.

The floor plan illustrates a house layout. It features two bedrooms, one on the left and one on the right, both in yellow. A central bathroom is located between the bedrooms. A 'LANDING' area is positioned above the bathroom, with a staircase leading 'DOWN' to the left. An 'AC' unit is located on the left side of the landing. Arrows point from the 'DOWN' text to the landing area and from the 'AC' text to the AC unit.

1ST FLOOR  
662 sq.ft. (24.3 sq.m.) approx.

280 sq.ft. (26.0 sq.m.) approx.

