



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

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**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)

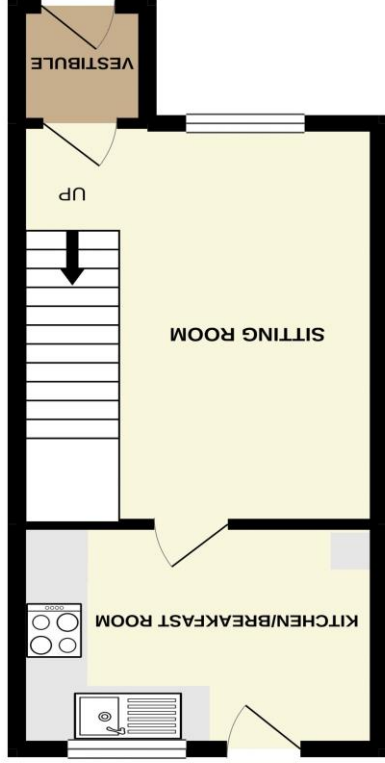
Bedroom 2 11' 6" x 7' 0" (3.50m x 2.13m)  
Over stairs storage cupboard.

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

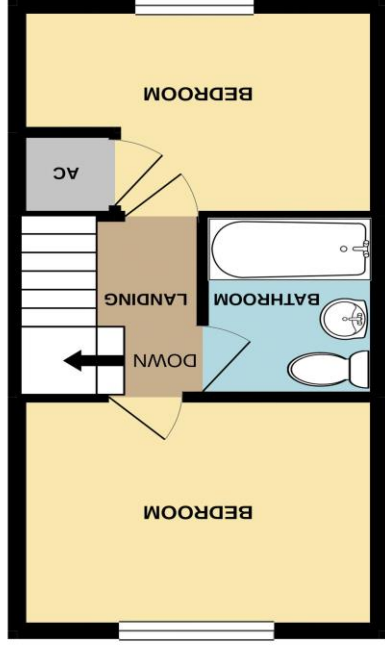
Outside  
The east facing rear garden is laid to lawn and patio and newly fenced with rear access gate. Tandem parking for two vehicles to the front of the property with lawn area and path. The property is set back off of the main road.



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

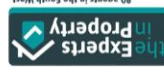


1ST FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



What every agent has been made to ensure the accuracy of the figures 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 before viewing the property.