



28 Draycott Avenue

Taunton Somerset, TA2 7QF

**James
Gray**

ESTATE AGENTS

A substantially extended 1930's semi-detached family home, offering spacious and flexible accommodation, with large integral garage with potential to create further living space.



Key features

- Entrance hall
- Sitting room with bay window
- Family room/snug
- Dining room with sliding doors to rear garden
- Fitted kitchen with breakfast bar and door to rear garden
- Spacious single car garage, with inspection pit and utility area
- 3 double bedrooms with built-in wardrobes
- 2 first floor shower rooms
- Large driveway with two gated entrances, space for multiple cars
- Conveniently situated on the northern side of Taunton, within easy reach of local schools, shops, and the M5 motorway.

Services

All mains services connected. Gas central heating

EPC Rating

Band C (70)

Council Tax

Band D





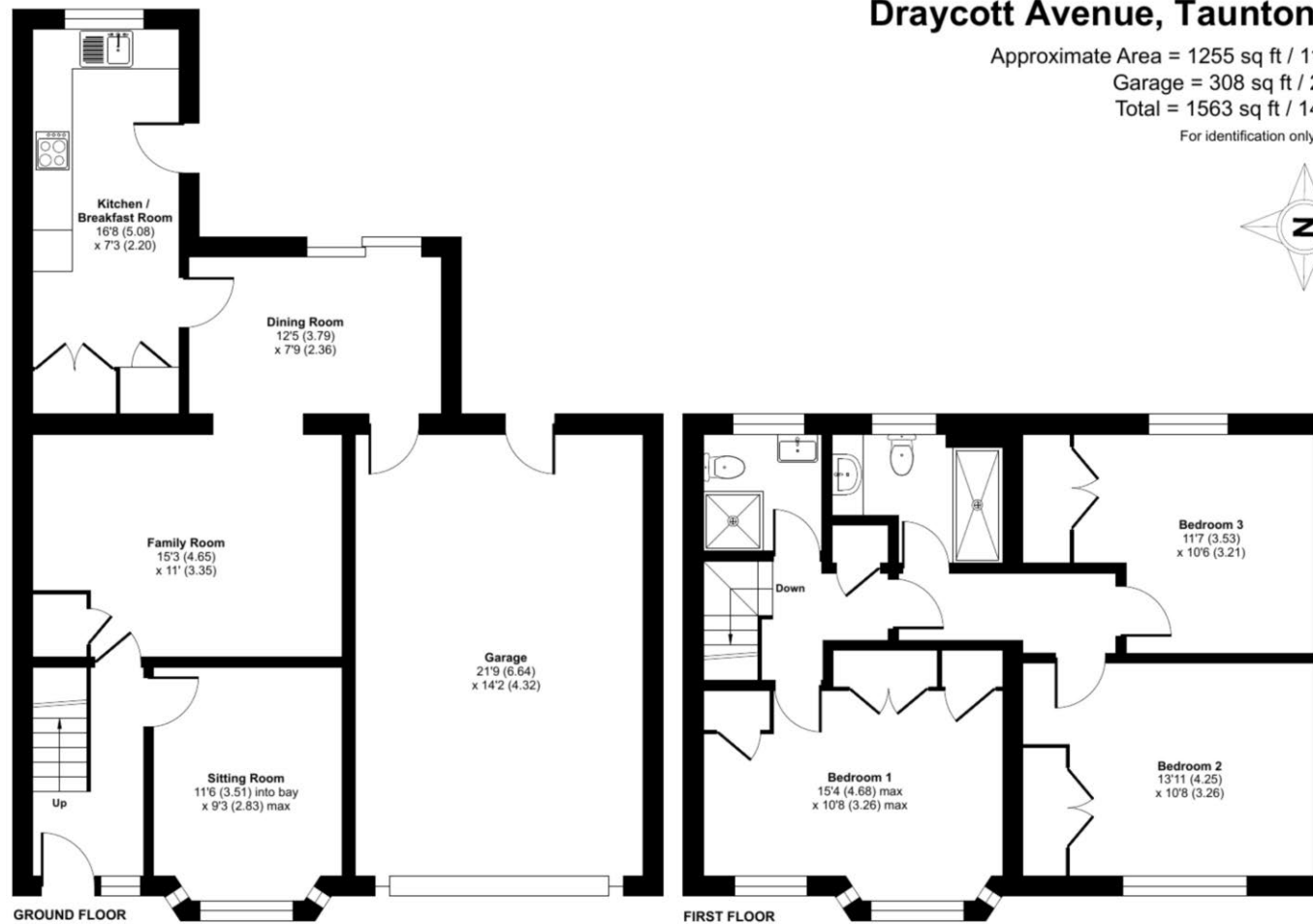
Draycott Avenue, Taunton, TA2

Approximate Area = 1255 sq ft / 116.5 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 1563 sq ft / 145.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1371696

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Homefield View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN

T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

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Gray

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