



7 Cresswell Avenue

Taunton, Somerset, TA2 6LS

**James
Gray**

ESTATE AGENTS

A substantially extended and beautifully presented detached family home, with large west facing rear garden, enjoying an attractive location in this popular residential area on the northern edge of Taunton.



Key features

- Entrance porch, entrance hall and shower room
- Sitting room with bay window
- Study/playroom
- Dining/family room with doors to rear garden
- Kitchen and utility room
- 3 double bedrooms and bath/shower room
- Gas central heating and double glazing
- Large west facing rear garden with summer house and paved terrace
- Driveway and single garage
- Convenient location close to good local amenities, Taunton school and railway station

Services

All mains services connected. Gas central heating

EPC

Band C (70)

Council Tax

Band D





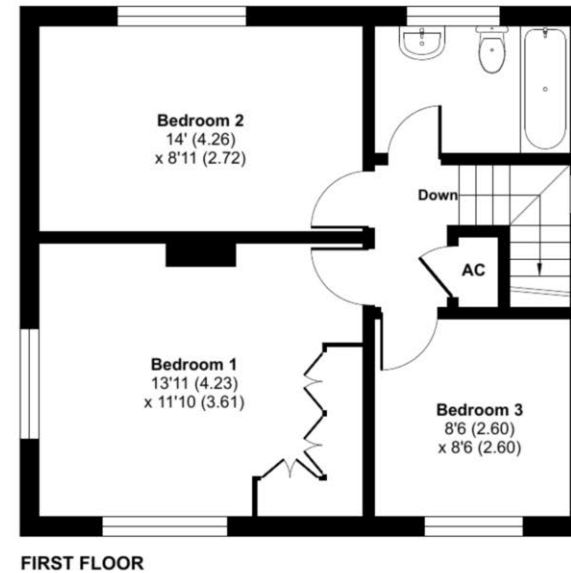
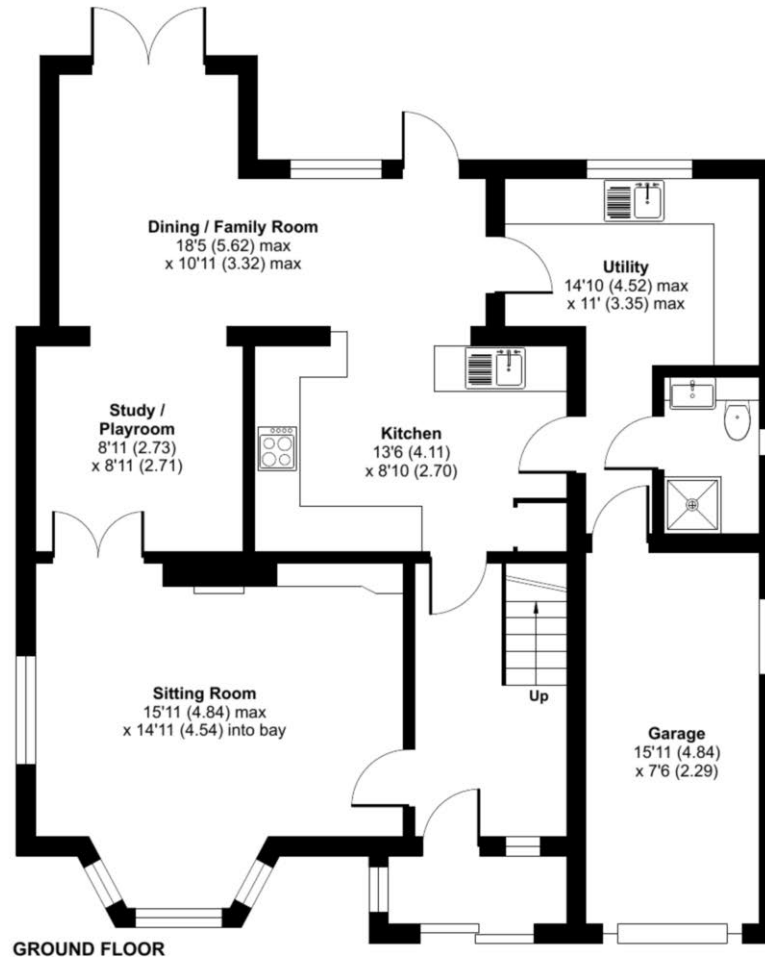
Cresswell Avenue, Taunton, TA2

Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1462 sq ft / 135.7 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). © nichecom 2025. Produced for James Gray. REF: 1371138

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

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.

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