



**72 Allington Close**

Taunton, Somerset, TA1 2NE

**James  
Gray**

ESTATE AGENTS

An extended and well presented end-terrace home, with enclosed rear garden, 2 designated parking spaces and enjoying a cul de sac location. close to good local amenities.



### Key features

- Ideal first time/investor home
- Sitting room
- Garden room with underfloor heating and door to garden
- Modern well fitted kitchen
- 2 double bedrooms and bath/shower room
- Fully enclosed rear garden with side access, lawn and patio
- 2 designated parking spaces
- Attractive cul de sac location close to Hankridge farm retail park and junction 25 of M5 motorway

### Services

Mains water, electricity and drainage. Electric heating

### EPC rating

Band D (67)

### Council Tax

Band B

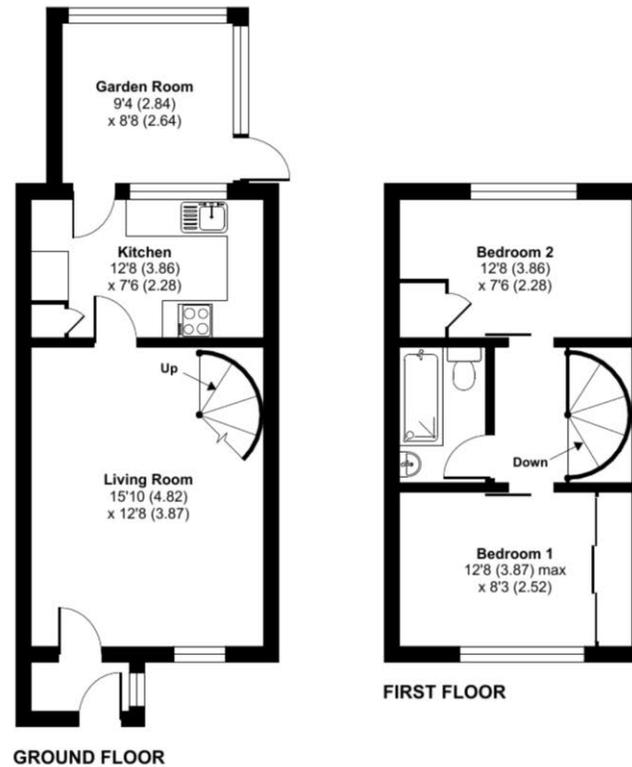




# Allington Close, Taunton, TA1

Approximate Area = 719 sq ft / 66.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024. Produced for James Gray. REF: 1170066

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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