



22A Priory Avenue, Taunton, TA1 1XY
£115,000

GIBBINS RICHARDS 
Making home moves happen

AVAILABLE WITH NO CHAIN! A well presented garden flat located in a convenient position within easy access of the town centre. Gas centrally heated accommodation includes: Living room, fitted kitchen, 2 double bedrooms including en-suite shower room, bathroom and low maintenance garden. Energy rating : D-68

THE PROPERTY

This self contained garden flat boasts generous size gas centrally heated accommodation and includes lounge, open plan kitchen, two bedrooms including en-suite shower room and separate bathroom. The property further benefits from its own garden with storage shed. Priory Avenue is located within walking distance of the town centre with the County Cricket Ground being closeby.

Living Room	18' 10" x 7' 2" (5.74m x 2.18m) with opening to :
Kitchen	12' 2" x 8' 3" (3.71m x 2.51m)
Bedroom 2	11' 8" x 8' 2" (3.55m x 2.49m)
Inner Hall	with storage cupboard
Bedroom 1	12' 10" x 12' 1" (3.91m x 3.68m) including ornate fireplace
En-suite Shower Room	
Bathroom	8' 7" x 5' 7" (2.61m x 1.70m)
Outside	mainly gravelled and patio garden with store shed.



- SELF CONTAINED ACCOMMODATION
- OWN ENCLOSED GARDEN
- WELL EQUIPPED KITCHEN
- 2 BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- NO CHAIN
- 999 YEAR LEASE



TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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