



1 The Avenue Taunton TA1 1EA



A rare opportunity to acquire a classic 5 bedroomed semi-detached Victorian townhouse with a wealth of original period features in one of Taunton's most desirable locations with enclosed garden to rear, garage and driveway parking.





## Features

- Entrance hall
- Living room with original fireplace
- Dining room with original fireplace and French doors to garden
- Breakfast / family room with French doors to garden
- Fitted kitchen
- Cloakroom
- Master bedroom with dressing room
- 2 further bedrooms, bedroom 2 with fitted wardrobes
- Large family bathroom with separate shower
- 2 further double bedrooms on 2<sup>nd</sup> floor
- Shower room
  
- Enclosed garden to rear
- Garage
- Driveway parking
- Gas central heating
  
- Council tax band F







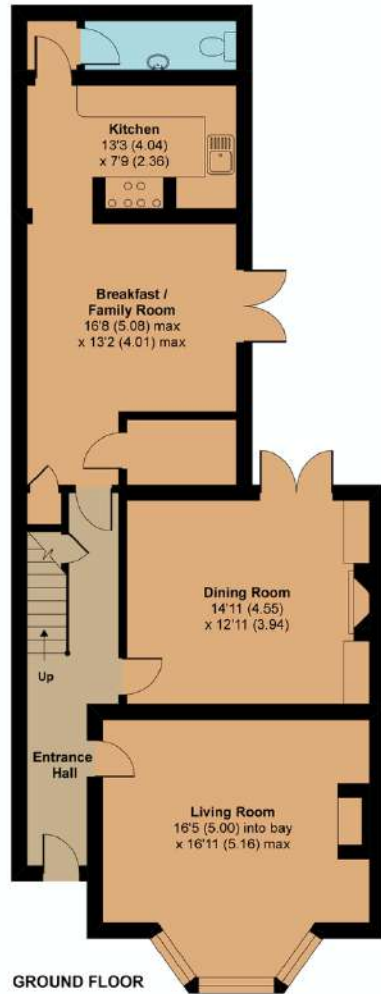
1 The Avenue is within a few minutes' walk of the centre of Taunton, the County Town of Somerset, with its excellent shopping centre and County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



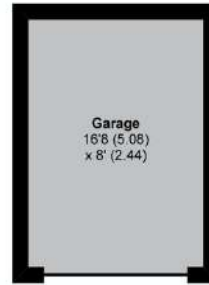


# 1 The Avenue, Taunton, TA1 1EA

Approximate Area = 2491 sq ft / 231.4 sq m  
 Limited Use Area(s) = 76 sq ft / 7.1 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 2744 sq ft / 254.9 sq m

For identification only - Not to scale

Denotes restricted head height



Viewing strictly through the selling agents:

**Robert Cooney**

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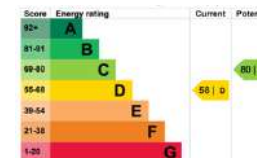
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robert Cooney. REF: 665083



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**robert  
cooney**

