



22B Priory Avenue, Taunton, TA1 1XY
£119,950

GIBBINS RICHARDS 
Making home moves happen

A self-contained first floor flat providing generous size gas centrally heated accommodation. Good size hall, internal staircase to landing, living room, well equipped kitchen/diner, 2 bedrooms, bathroom. Small enclosed garden and off road parking. NO CHAIN. Energy rating : C-74

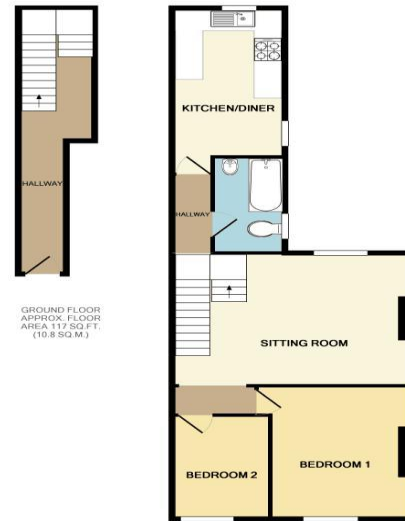
THE PROPERTY

This self contained first floor flat provides generous size and well presented accommodation with the added benefit of its own parking space and small enclosed garden. The property is warmed by gas central heating and further boasts a well equipped kitchen. The town centre is within easy reach whilst the County Cricket Ground is closeby.

Long Entrance Hall
 Living Room 12' 5" x 11' 6" (3.78m x 3.50m) with fireplace recess
 Kitchen/Dining Room 14' 9" x 8' 2" (4.49m x 2.49m)
 Bedroom 1 12' 3" x 10' 1" (3.73m x 3.07m)
 Bedroom 2 9' 3" x 7' 0" (2.82m x 2.13m)
 Bathroom 9' 6" x 4' 10" (2.89m x 1.47m)
 Outside There is a small enclosed garden nearby as well as a gravelled parking bay.



SELF-CONTAINED FIRST FLOOR FLAT
 SPACIOUS ACCOMMODATION
 2 BEDROOMS
 WELL EQUIPPED KITCHEN
 OPEN PLAN LIVING ROOM
 GAS CENTRAL HEATING
 SMALL ENCLOSED GARDEN
 OFF ROAD PARKING
 PERFECT FIRST HOME OR INVESTMENT



GROUND FLOOR
 APPROX. FLOOR AREA 117 SQ.FT. (10.8 SQ.M.)

FIRST FLOOR
 APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 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. Made with Metrosix ©2017

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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