



**Rowcroft House, 22 Leslie Avenue, Taunton TA2 6JN**  
**Guide Price £320,000**

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Making home moves happen

Rowcroft House is a beautifully restored Victorian terraced home located in an enviable position across from the central green in Leslie Avenue. An early viewing is highly recommended to fully appreciate the space and character this property has on offer.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Rowcroft House, 22 Leslie Avenue is a mid terraced Victorian property offering extended accommodation over two floors. The interior, wonderfully restored to a high standard brings the best of both worlds - period features and modern fittings - and has three bedrooms, first floor bathroom and an extended ground floor. The front entrance hall has tiling laid to the floor and accesses the open plan sitting/dining room with two original period feature fireplaces. There is also a bay window to the front and numerous other characterful features indicative of the period. The dining area then leads to a covered sun room to the rear via two double doors and this then leads to the garden. To the rear of the hallway is an extended kitchen/breakfast room with modern fitted kitchen and a good sized breakfast area, which could incorporate a sofa to create a wonderful social space. Again, double doors lead to the rear garden. On the first floor, there are three good sized bedrooms, the main bedroom to the front, being of a lovely size and with much light coming in from the windows looking across the green. There is also a central bathroom and access to a good sized loft space, which subject to planning consents, could accommodate further living space. To the rear is an enclosed garden laid to patio and flower beds with a pedestrian gate to the rear and also a timber shed. In all, Rowcroft House is a beautifully restored property, offered to the market with no onward chain.

RESTORED VICTORIAN TERRACE PROPERTY  
MANY CHARACTER FEATURES THROUGHOUT  
OFFERED WITH NO ONWARD CHAIN  
THREE RECEPTION AREAS / ADDITIONAL SUN ROOM  
THREE FIRST FLOOR BEDROOMS AND BATHROOM  
ENCLOSED REAR GARDEN  
POSITIONED OVER LOOKING THE GREEN SPACE  
POPULAR RESIDENTIAL AREA CLOSE TO TAUNTON TRAIN STATION





Entrance Hall	Under stairs cupboard.
Sitting Room	11' 3" x 10' 9" (3.43m x 3.27m) Open plan to;
Dining Room	9' 3" x 9' 3" (2.82m x 2.82m)
Sun Room	9' 4" x 6' 0" (2.84m x 1.83m)
Kitchen/ Breakfast Room	21' 7" x 8' 1" (6.57m x 2.46m)
First Floor Landing	Access to loft space.
Bedroom 1	15' 9" x 11' 3" (4.80m x 3.43m)
Bedroom 2	12' 0" x 9' 3" (3.65m x 2.82m)
Bedroom 3	9' 7" x 7' 9" (2.92m x 2.36m)
Bathroom	11' 3" x 5' 2" (3.43m x 1.57m)
Outside	Enclosed rear garden with rear access and timber shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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