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GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: All mains services, mains electricity, mains gas, mains water, mains drainage
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY
Property Location: <https://what3words.com/zooms.slime.speech>
Council Tax Band: C
Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload speeds.
Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>
Flood Risk: Surface Water - Low, Rivers & Sea - Very Low.



136 Priory Avenue, TA1 1YB
 £285,000 Freehold

3 1 1 C EPC

Wilkie May & Tuckwood

Floor Plan

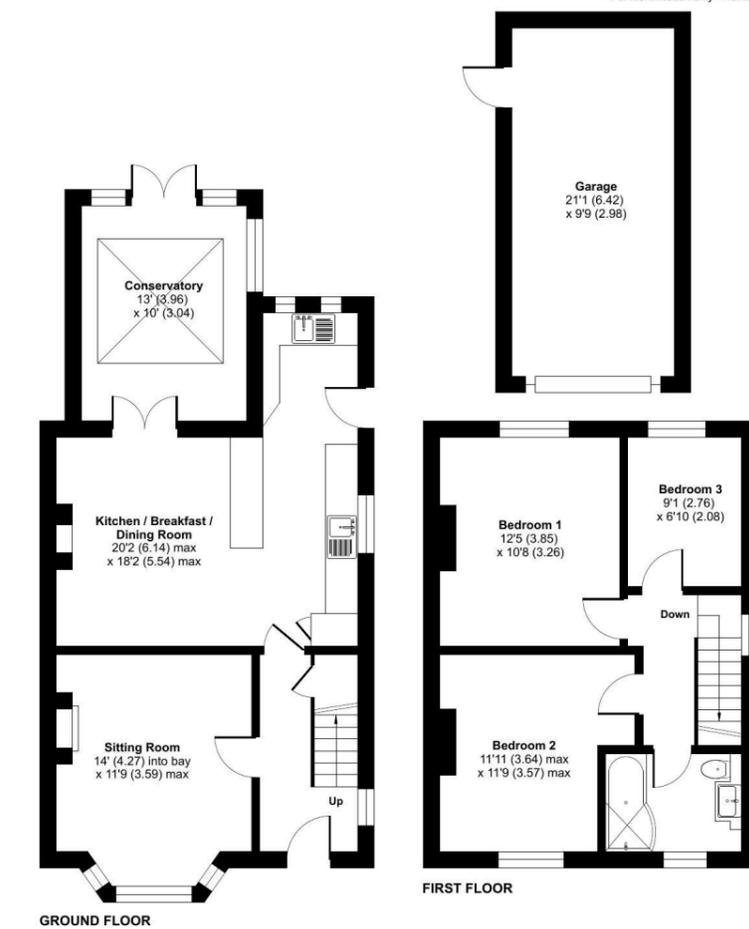
Priory Avenue, Taunton, TA1

Approximate Area = 1113 sq ft / 103.4 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1319 sq ft / 122.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1422734

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Description

- Three Bedroom 1930's Style Semi Detached Family Home
- Easy Access To Taunton Town Centre & Taunton Railway Station
- uPVC D/G & Gas C/H
- Single Garage & Driveway
- Backing Onto Victoria Park
- Re-Fitted Bathroom

Situated in a convenient location backing directly onto Victoria Park, this attractive 1930s style three-bedroom semi-detached family home offers well-presented accommodation, a generous rear garden and excellent access to Taunton's key amenities.

The property has been updated by the current owners, including the installation of a new family bathroom, and further benefits from gas central heating and uPVC double glazing throughout.



The ground floor accommodation comprises an inviting living room positioned to the front of the property, while to the rear is a spacious open-plan kitchen/dining room. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces and upstands, along with an integrated stainless-steel oven, gas hob and extractor fan. There is also space for a washing machine and fridge freezer. From the dining area, access leads through to a double-glazed sun room/conservatory, which enjoys views over the garden and provides French doors opening to the outside.

To the first floor are three bedrooms and a re-fitted family bathroom comprising a WC, wash hand basin and bath with tiled surround and

drencher shower over.

Externally, the property benefits from an enclosed rear garden laid mainly to lawn with gated rear access. To the front there is a driveway providing off-road parking and access to a single garage with up-and-over door, power and light.

The property is conveniently located for access to Taunton town centre, the Cooper Associates County Ground (home of Somerset County Cricket Club), Taunton railway station and offers easy access to Junction 25 of the M5 motorway.

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