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**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.  
**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Property Location:** //funds.spill.nearly  
**Council Tax Band:** C  
**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed. Check: <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea - very low, Surface water - very low.



29 Holway Avenue,  
 Taunton, Somerset, TA1 3AP  
 £319,950 Freehold

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**Wilkie May & Tuckwood**

# Floor Plan



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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## Description

- Three Bedrooms
- Period Property
- Beautifully Presented
- Walking Distance From Town Centre
- Gas Fired Central Heating
- Beautiful Rear Garden

A charming Victorian terraced home, ideally positioned within easy reach of the town centre and well regarded local schools. The property offers well proportioned accommodation arranged over two floors and benefits from mains gas fired central heating and is partially double glazed, along with a recently fitted modern kitchen. To the rear is a good-sized enclosed garden, providing an excellent outdoor space for families or entertaining.



The accommodation comprises, in brief, an entrance hallway with original exposed floorboards, stairs rising to the first floor, a living room with a sash window to the front aspect, and a separate dining room with a selection of useful understairs storage cupboards. The kitchen has recently been refitted to a high standard and now offers a stylish range of modern wall and base units with work surfaces over, an integrated cooker with five-ring gas hob and extractor fan above, and space for a fridge/freezer, with a door providing access to the rear garden. The ground floor is further enhanced by a utility room with space and plumbing for a washing

machine, along with access to a cloakroom comprising a low-level WC and wash hand basin. On the first floor there are three bedrooms and a family bathroom fitted with a panelled bath with shower over, low-level WC and wash hand basin. Externally, the property benefits from a good-sized and particularly private rear garden, laid predominantly to lawn with a patio area, as well as a brick-built shed, timber shed and outside tap. To the front, there is a low-maintenance garden laid to gravel chippings, providing a practical space for bins and recycling.

