



**75 Eaton Crescent, Taunton, Somerset, TA2 7UE**

**£285,000**

A super 3 bedroom modern, semi detached family house with 2 reception rooms, a lovely enclosed walled garden and detached garage and driveway



## Features

- An appealing modern semi detached family house
- Conveniently located close to local shops and amenities and less than 1.5 miles from the town
- Beautifully presented and spacious accommodation
- Entrance hallway and cloakroom/WC
- Generous bay fronted lounge with double doors to a separate dining room
- Kitchen
- 3 first floor bedrooms
- White family bath/shower-room
- Double glazing and gas central heating
- Lovely walled rear garden with patio and side access to detached rear garage





**GROSS INTERNAL FLOOR SPACE:  
786 sq ft / 73 sq m**

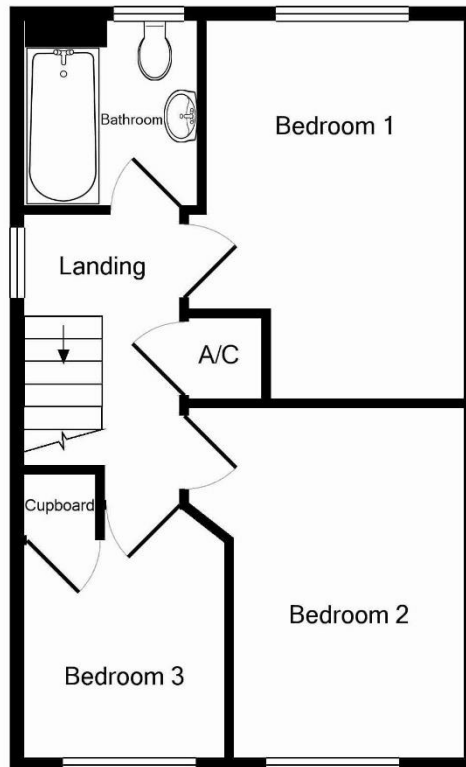
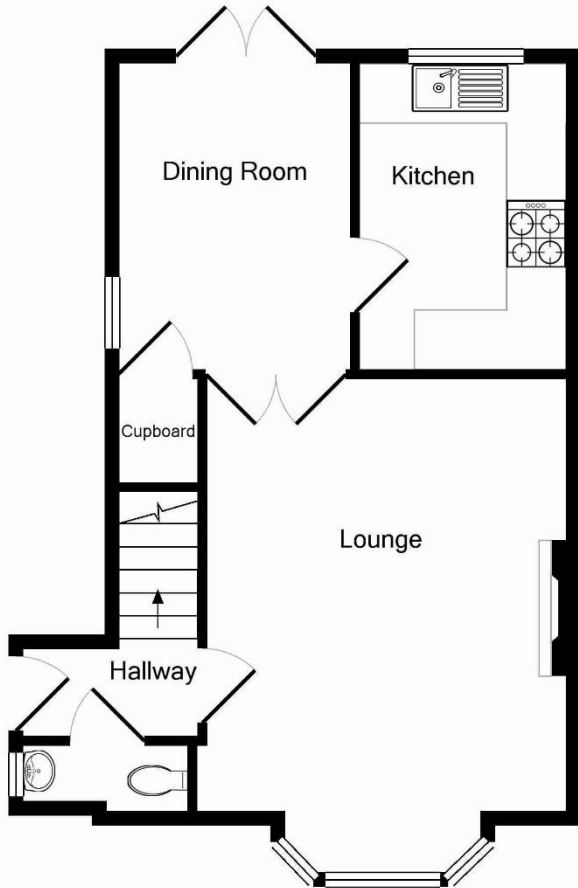
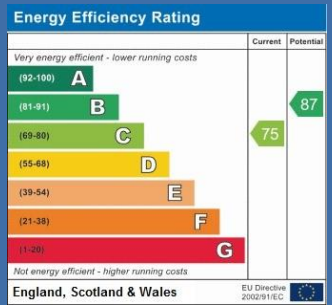
HALL  
CLOAKROOM/WC  
KITCHEN - 10' 7" x 7' 3" (3.22m x 2.21m)  
DINING ROOM - 10' 7" x 8' 1" (3.22m x 2.46m)  
LOUNGE - 14' 8" x 12' 7" (4.47m x 3.83m)  
BEDROOM 1 - 13' 5" x 9' 0" (4.09m x 2.74m)  
BEDROOM 2 - 12' 0" x 9' 8" (3.65m x 2.94m)  
BEDROOM 3 - 8' 10" x 7' 3" (2.69m x 2.21m)  
BATHROOM  
GARAGE

**TENURE: Freehold**

**TAX BAND: C**

**SERVICES: Mains electricity, gas,  
water and drainage. Gas central  
heating.**

**DIRECTIONS: From the town centre or  
the M5 motorway, proceed over the  
Obridge Viaduct and turn left into  
Priorswood Road. Take the fourth left  
hand turn into Heavitree Way, then  
first left into Eaton Crescent where  
No.75 will be found a short way along  
on the left hand side and identified by  
our for sale board.**



All measurements are approximate (in some cases maximum into recesses).  
Not to scale. Illustrative purposes only.

**DISCLAIMER:** For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide in good faith. 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 and a wide angle lens may have been used for some photographs. Photographs may also show appliances that are not included in the sale. If you have any specific enquiries or are unfamiliar with the area and require additional information please contact us before viewing the property.

18 The Wyvern Centre, Magdalene Lane, Taunton TA1 1SE

email: [info@wilsonsestateagents.co.uk](mailto:info@wilsonsestateagents.co.uk)

[www.wilsonsestateagents.co.uk](http://www.wilsonsestateagents.co.uk)

For viewings, appraisals and all enquiries call  
01823 324324

