



51 Leslie Avenue





# 51 Leslie Avenue

, Taunton, Somerset, TA2 6JW

Taunton 1 Mile

A beautifully presented and well-appointed three bedroom Victorian terrace with garden and no onward chain.

- Recently Fitted Kitchen
- Dining Room
- Enclosed Rear Garden
- Close to Taunton Town Centre
- Sitting Room
- Recently Fitted Bathroom
- Popular Residential Location
- Three Bedrooms

Guide Price £300,000

## SITUATION

Leslie Avenue is situated in a convenient position within this desirable area of Taunton, being only a 10 minute walk to the train station and Taunton's town centre. Taunton offers a comprehensive range of shopping, scholastic and recreational facilities and has good communication links with the railway station and junction 25 of the M5 on the outskirts of the town.





## ACCOMMODATION

The well appointed, accommodation comprises an entrance hall with original tiled and wooden floor and an under stairs cupboard. There is access to the sitting room with an open fireplace and wooden floor. The dining room enjoys a window seat, feature fireplace, with a continuation of the wooden floor. There is a newly fitted kitchen comprising a range of wall and base units with a larder cupboard housing the boiler, plumbing and space for a washing machine, fridge / freezer and electric cooker. There is a fitted stainless steel sink unit, a feature fireplace and a pedestrian door proving access to the rear garden and outside.

Stairs rise to the first floor, where there is loft access and doors off to three bedrooms. All three bedrooms are double rooms with feature fireplaces. The family bathroom comprises a bath with mixer tap over, low level WC, wash hand basin and radiator.

## OUTSIDE

To the rear of the property is an enclosed garden, which is mainly laid to lawn with a patio seating area. Parking can be found on the street.

## SERVICES

All Mains Services are connected.  
Council Tax Band C.

## DIRECTIONS

From our office in Taunton take the 3rd exit at the roundabout into North Street and take the right fork at the traffic lights into Station Road. Proceed under the railway bridge into Kingston Road. At the second set of traffic lights take the left fork into Greenway Road. Leslie Avenue is the 2nd turning on the left.

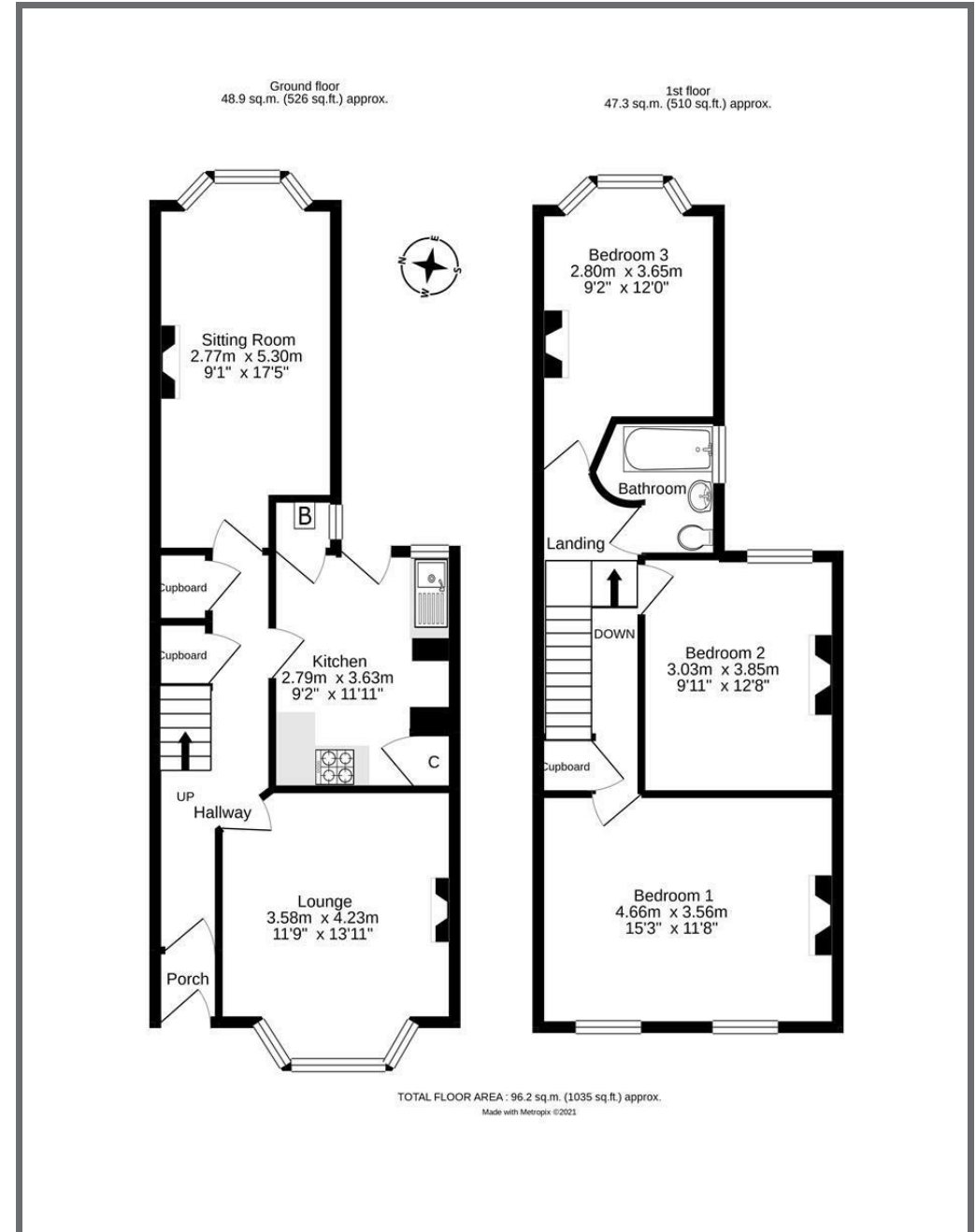
## AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is an employee of Stags.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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