



GIBBINS RICHARDS ▲

8 Salisbury Street, Taunton TA2 6ND

£264,000

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Making home moves happen

A beautifully presented Victorian terrace providing spacious accommodation including two good size receptions, modern kitchen, downstairs bathroom, three first floor bedrooms and en-suite shower room. Useful garden store, lazy lawn and rear access.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

This beautifully modernised Victoria home benefits from a number of attractive features for this period and includes a wood burning stove, re-fitted kitchen and bathroom as well as a most useful en-suite shower room to the master bedroom. There are two separate reception rooms as well as three double bedrooms. Outside there is a fully enclosed rear garden with useful store room, rear patio and pedestrian gate.

SPACIOUS VICTORIAN HOME
DOWNSTAIRS BATHROOM
TWO SEPARATE RECEPTIONS
THREE GOOD SIZE BEDROOMS – MASTER WITH EN-SUITE
LOW MAINTENANCE GARDEN
REAR ACCESS
GAS CENTRAL HEATING
POPULAR AREA
EASY ACCESS TO STATION
FULLY BOARDED LOFT WITH LIGHT AND POWER





Entrance Lobby

Entrance Hall

Sitting Room

Stairs to first floor.

14' 0" x 10' 7" (4.26m x 3.22m) Feature fireplace with wood burning stove.

Dining Room

11' 0" x 10' 5" (3.35m x 3.17m) Open fireplace and built-in dresser unit.

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m) Attractively fitted incorporating a built-in oven and gas hob, integrated dishwasher and fridge freezer units.

Rear Lobby

With boiler cupboard containing gas fired combination boiler as well as plumbing for washing machine.

Bathroom

Three piece suite with separate shower enclosure.

First Floor Landing

Access to loft space.

Bedroom 1

11' 7" x 10' 0" (3.53m x 3.05m)

En-suite Shower Room

Bedroom 2

12' 5" x 8' 7" (3.78m x 2.61m) Fitted wardrobes and storage.

Bedroom 3

10' 5" x 9' 1" (3.17m x 2.77m)

Outside

Small enclosed front garden. The rear garden is laid to a low maintenance theme with lazy lawn, sun terrace, outside tap and light. Useful brick built store.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

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.

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