



GIBBINS RICHARDS 

13 Alma Street, Taunton TA1 3AH

£239,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic opportunity to acquire a two bedroomed terrace house which is mid way through a comprehensive refurbishment programme.

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

The property has been in the current ownership for just over a year and has undergone an extension and significant interior upgrading, however, the current seller has now had a change of circumstance and wishes to move on, thus, leaving this as an ideal opportunity for a blank canvas for someone to come in and finish the work that needs doing. The property has an entrance hall which leads to a refurbished sitting room to the front with a bay window and a character fire recess. The rear of the ground floor is massively improved by an open plan kitchen/breakfast/family area with various different areas and a modern fitted kitchen in the middle, this leads to a small utility area and a ground floor bathroom. to the first floor are two double bedrooms and a small third room ideal for a study off the rear bedroom, this also houses an airing cupboard with the gas central heating boiler. There is a rear garden which is south facing and of a decent length. There is also off street parking at the front for one car, vital in this part of town. An internal viewing is highly recommended.

TWO BEDROOMED MID TERRACE HOME
UNFINISHED PROJECT IN NEED OF COMPLETION
REFURBISHED SITTING ROOM
SUPER OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
UTILITY AREA
REAR GARDEN
OFF STREET PARKING
CLOSE TO TOWN CENTRE
NO ONWARD CHAIN





Entrance Hall

Sitting Room 11' 9" x 9' 5" (3.58m x 2.87m) plus bay. Feature fire recess.

Kitchen/Breakfast/Family Room 23' 8" lengthening to 31' 4" x 12' 10" (7.21m x 3.91m)

Utility Room 6' 3" x 5' 9" (1.90m x 1.75m)

Bathroom 7' 1" x 5' 9" (2.16m x 1.75m)

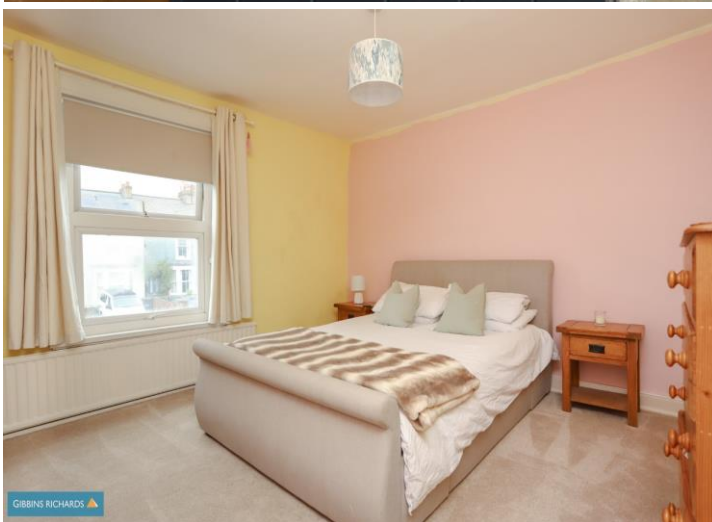
First Floor Landing

Bedroom 1 12' 10" x 12' 2" (3.91m x 3.71m)

Bedroom 2 12' 10" x 12' 5" (3.91m x 3.78m)

Study 10' 9" x 6' 2" (3.27m x 1.88m)
Off of the rear bedroom.
Cupboard housing the central heating boiler.

Outside To the front of the property is off street parking for one car. Good sized and south facing rear garden.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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