



GIBBINS RICHARDS 

44 Herbert Street, TAUNTON TA2 6HL

£250,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed Victorian terrace home located in the sought after residential area of Rowbarton. The accommodation has recently been decorated and consists of; entrance hall, two reception rooms, kitchen, utility room, ground floor bathroom and three first floor bedrooms. Externally the property benefits from a low maintenance rear garden with pedestrian gate and residents permit parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Situated in the Rowbarton area of north Taunton, the property is very conveniently located for both the town centre and the intercity railway station, whilst being in the catchment for St Andrews Primary School. To the outside there is a low maintenance west facing rear garden and residents permit parking. The accommodation is warmed by gas central heating and benefits from double glazing.

THREE BEDROOMS
VICTORIAN TERRACE HOME
TWO RECEPTION ROOMS
LOW MAINTENANCE REAR GARDEN
GAS CENTRAL HEATING
RECENTLY DECORATED
CLOSE TO AMENITIES
NO ONWARD CHAIN



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Entrance Hall	Staircase ascending to first floor.
Sitting Room	11' 0" x 9' 0" (3.35m x 2.74m) With alcoves and bay window.
Dining Room	12' 0" x 10' 0" (3.65m x 3.05m) With alcoves and under stairs storage cupboard.
Kitchen	12' 2" x 7' 4" (3.71m x 2.23m)
Utility Room	11' 5" x 6' 0" (3.48m x 1.83m) With polycarbonate roof, light and power. Plumbing for automatic washing machine, personal door to rear garden.
Bathroom	8' 0" x 5' 11" (2.44m x 1.80m)
First Floor Landing	Fitted landing wardrobe. Access to roof space.
Bedroom 1	13' 0" x 12' 0" (3.96m x 3.65m) Original fireplace and alcoves.
Bedroom 2	12' 8" x 7' 3" (3.86m x 2.21m) With alcoves.
Bedroom 3	11' 5" x 7' 4" (3.48m x 2.23m) Fitted storage cupboard containing the gas fired boiler.
Outside	West facing low maintenance rear garden with pedestrian gate. residents permit parking.

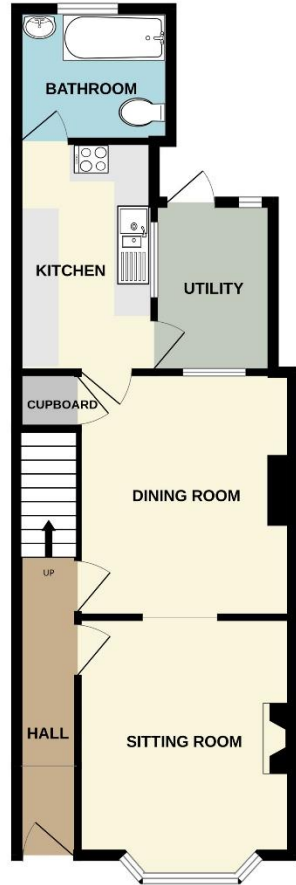


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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