



GIBBINS RICHARDS 

4 Victoria Street, Taunton TA1 3JA

£375,000

GIBBINS RICHARDS   
Making home moves happen

We are proud to be marketing this most remarkable and refurbished period terrace home on the eastern fringes of Taunton town centre. Offering good sized family accommodation over three floors, plus a cellar, this brilliant terrace house is well worth a look and has the undoubted benefit of a sunny enclosed rear garden as well as two off street parking spaces to the rear.

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

The late Georgian/early Victorian property offers an attractive facade with exposed brickwork and some sash windows to the front. The entrance door leads into a porch and then the hallway, which in turn leads to a lovely front sitting room with bay window and gas log-effect burner in a feature fireplace with exposed brickwork. The hallway then leads further to a large dining room to the rear, with onward access to the kitchen, rear garden and the cellar. The galley kitchen extends to the rear with modern fittings and a Range cooker. To the first floor there are two good sized double bedrooms, a shower room and a separate bathroom. To the top floor are two further bedrooms, one of which is currently used as a study/home office. The property is further enhanced by a useful cellar as well as a sunny rear courtyard garden which is in two parts, with double vehicle gates leading to two off street parking spaces to the rear of the garden. The house benefits from much character throughout as well as gas central heating and modern fittings. An internal viewing is strongly recommended to appreciate the character and charm this home has on offer.

BEAUTIFUL PERIOD TERRACE HOME  
CLOSE TO TOWN CENTRE  
FOUR BEDROOMED ACCOMMODATION  
TWO RECEPTION ROOMS  
CELLAR  
REAR COURTYARD GARDEN  
OFF STREET PARKING FOR TWO CARS  
GAS CENTRAL HEARING  
MUCH CHARACTER  
BEAUTIFULLY PRESENTED THROUGHOUT





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Entrance Porch	
Entrance Hall	
Sitting Room	13' 4" x 11' 10" (4.06m x 3.60m) plus bay.  With gas log-effect burner.
Dining Room	14' 9" x 12' 5" (4.49m x 3.78m)
Cellar	14' 0" x 5' 0" (4.26m x 1.52m) approximately.
Kitchen	18' 6" x 4' 7" (5.63m x 1.40m)
First Floor Landing	
Bedroom 1	14' 7" x 13' 8" (4.44m x 4.16m) With period fireplace and basin.
Bedroom 3	9' 4" x 8' 9" (2.84m x 2.66m)
Bathroom	9' 5" x 5' 8" (2.87m x 1.73m)
Shower Room	
Second Floor	
Bedroom 2	14' 7" x 13' 5" (4.44m x 4.09m) maximum. With period fireplace.
Bedroom 4	9' 7" x 7' 7" (2.92m x 2.31m) With Velux window.
Outside	To the rear of the property is an enclosed rear courtyard garden which captures the sun and is set in two parts, patio and gravel areas. This is accessed from the dining room and the kitchen. There are then double gates (which could provide further parking within the garden for a trailer, caravan etc). The double gates lead to a parking area where two allocated parking spaces can be found for the property.



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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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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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