



GIBBINS RICHARDS
Making home moves happen

94 Winchester Street, Taunton TA1 1QE

£220,000

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A four bedroomed Victorian terrace home conveniently located for the town centre. The spacious accommodation consists of; entrance hall, sitting room, dining room, kitchen, utility room and ground floor cloakroom. To the first floor there are four bedrooms and a family bathroom. Externally the property benefits from residents permits parking and a low maintenance rear garden with side pedestrian gate. AVAILABLE WITH NO ONWARD CHAIN.

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

Gibbins Richards are proud to offer this Victorian terrace home which is located on Winchester Street, which is conveniently located within walking distance of the town centre and Somerset County Cricket Ground. For the commuter the M5 motorway at junction 25 and the intercity railway station are both easily accessible.

VICTORIAN TERRACE HOME
FOUR BEDROOMS
TWO RECEPTION ROOMS
UTILITY AND CLOAKROOM
FIRST FLOOR BATHROOM
LOW MAINTENANCE REAR GARDEN
RESIDENTS PERMIT PARKING
WALKING DISTANCE TO TOWN
NO ONWARD CHAIN





Entrance Hall	Stairs to first floor.
Sitting Room	10' 10" x 10' 5" (3.30m x 3.17m) plus bay window.
Dining Room	11' 9" x 11' 4" (3.58m x 3.45m) Under stairs storage cupboard. Doors to rear garden.
Kitchen	10' 5" x 8' 2" (3.17m x 2.49m)
Utility Room	8' 1" x 6' 4" (2.46m x 1.93m)
Cloakroom	5' 9" x 2' 11" (1.75m x 0.89m)
First Floor Landing	
Bedroom 1	11' 5" x 11' 3" (3.48m x 3.43m)
Bedroom 2	11' 9" x 8' 3" (3.58m x 2.51m)
Bedroom 3	12' 1" x 7' 0" (3.68m x 2.13m) plus cupboard.
Bedroom 4	14' 5" x 6' 6" (4.39m x 1.98m) plus wardrobe.
Bathroom	10' 0" x 5' 4" (3.05m x 1.62m)
Outside	Low maintenance rear garden with side access via alleyway. residents permit parking.

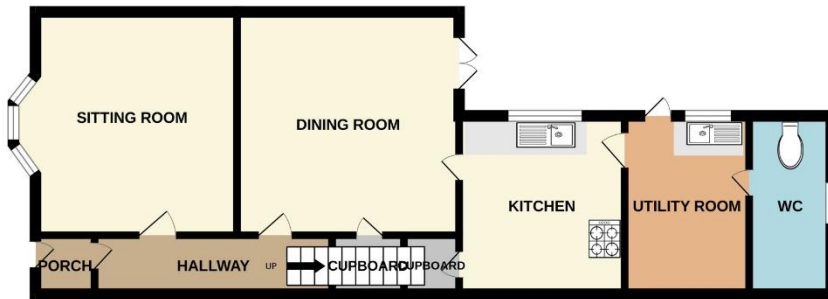




GROUND FLOOR



1ST FLOOR



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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