



22 Queen Street, Taunton TA1 3AS  
£250,000

GIBBINS RICHARDS   
Making home moves happen



A mid terraced three bedroomed home located just off the town centre in the popular Trinity area of Taunton. The property has extended accommodation and is offered to the market with no onward chain.

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

Through the front door is a front entrance hall which leads to a front sitting room with bay window and a central dining room with feature fireplace and patio doors to the rear garden. There is then a good sized two tier kitchen/breakfast room which has been extended to the rear and is approximately 24' in length, this gives way to the rear courtyard garden. On the first floor are three good sized bedrooms, a separate bathroom and separate shower room. The property is offered with gas central heating and no onward chain. Queen Street is well located for the facilities and amenities in the town centre and benefits from residents permit parking (subject to charge).

CLOSE TO THE TOWN CENTRE  
THREE BEDROOMS  
EXTENDED KITCHEN/BREAKFAST ROOM  
COURTYARD GARDEN  
BATHROOM AND SEPARATE SHOWER ROOM  
GAS CENTRAL HEATING  
RESIDENTS PERMIT PARKING  
NO ONWARD CHAIN







Sitting Room 13' 1" x 12' 5" (4m x 3.78m)

Dining Room 11' 6" x 9' 0" (3.5m x 2.75m)

Kitchen/  
Breakfast Room 23' 0" x 9' 10" (7m x 3m)

First Floor Landing

Bedroom 1 16' 5" x 12' 2" (5m x 3.7m)

Bedroom 2 11' 6" x 9' 0" (3.5m x 2.75m)

Bedroom 3 9' 10" x 9' 2" (3m x 2.8m)

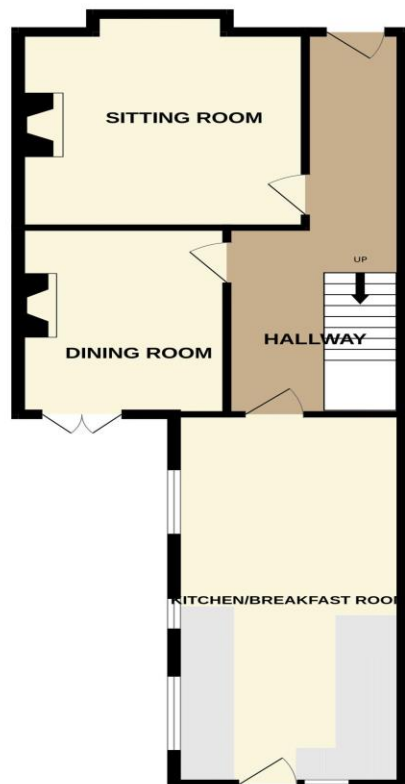
Shower Room

Bathroom

Outside L shaped hard landscaped rear enclosed courtyard garden with access from the kitchen and the dining room. Residents permit parking available.



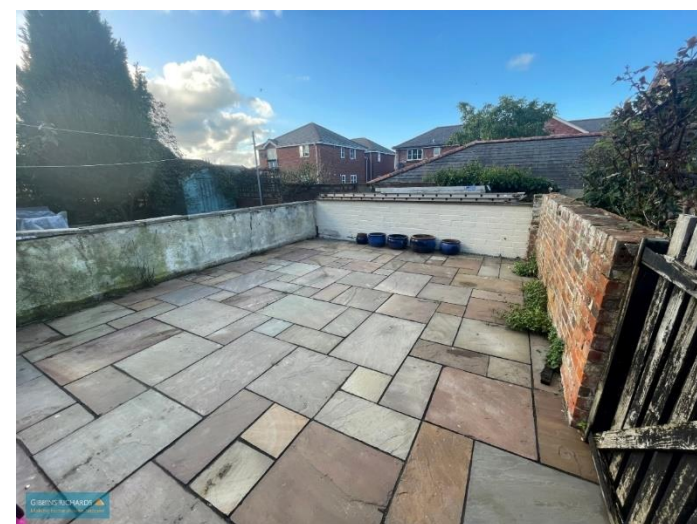
GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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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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