



GIBBINS RICHARDS 

1 Canon Street, Taunton TA1 1SN

£199,950

GIBBINS RICHARDS   
Making home moves happen

A spacious Victorian property located in the heart of Taunton's town centre. This spacious home would make an ideal first time /investment purchase. The accommodation is fully uPVC double glazed and warmed by mains gas fired central heating. Externally there is a small courtyard garden to the rear and public parking located nearby. Internally the accommodation comprises of; entrance hall, sitting room, kitchen/breakfast room, on the first floor are two bedrooms and a bathroom with a further bedroom on the second floor.

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

The property is well presented throughout with modern kitchen and sanitary fitments. The county town of Taunton provides an excellent range of shopping and leisure amenities, as well as easy access to the M5 motorway at junction 25 and a mainline intercity railway station.

NO ONWARD CHAIN  
UPVC DOUBLE GLAZING  
MAINS GAS FIRED CENTRAL HEATING  
TOWN CENTRE LOCATION  
COURTYARD GARDEN  
WELL PRESENTED THROUGHOUT  
MODERN KITCHEN AND SANITARY FITMENTS





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Entrance Hall	14' 7" x 3' 0" (4.44m x 0.91m) Stairs to first floor. Gas and electric meters.
Sitting Room	11' 3" x 9' 11" (3.43m x 3.02m)
Kitchen/ Breakfast Room	11' 5" x 11' 0" (3.48m x 3.35m) Door allowing access to rear garden. Under stairs storage cupboard.
First Floor Landing	12' 0" x 4' 11" (3.65m x 1.50m) Stairs raising to second floor. Under stairs storage cupboard.
Bedroom 1	13' 10" x 10' 9" (4.21m x 3.27m)
Bathroom	8' 5" x 5' 4" (2.56m x 1.62m) Three piece white matching suite.
Bedroom 2	8' 3" x 6' 4" (2.51m x 1.93m)
Second Floor	
Loft Room / Bedroom	21' 2" x 9' 9" (6.45m x 2.97m) maximum. Restricted head height. Doors to eaves storage cupboard.
Outside	Public parking nearby. The private rear courtyard garden 11' 0" x 14' 2" (3.35m x 4.31m) is fully enclosed by brick walls.



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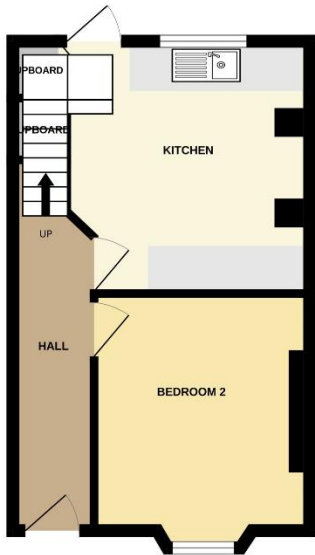


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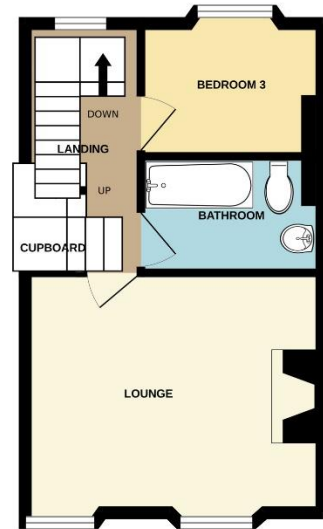


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GROUND FLOOR



1ST FLOOR



2ND 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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