



32 Wilton Street, Taunton TA1 3JR  
£350,000

GIBBINS RICHARDS   
Making home moves happen

A three bedroomed 1930's home located in the sought after residential area of Wilton. The property offers spacious and versatile accommodation which consists of; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and a bathroom. Externally the property benefits from off road parking, single garage and generous rear garden.

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

This spacious 1930's home occupies a slightly elevated position within a highly favoured area, which is within walking distance to the town centre and popular Vivary Park. The property is warmed by gas central heating and benefits from double glazing. There is a generous sized rear garden which is approximately 60' in length, whilst the front garden has potential to be excavated to create additional parking (subject to necessary planning consents).

SEMI DETACHED HOME BUILT IN THE 1930'S  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
PARKING AND SINGLE GARAGE  
FLAT ROOF RECOATED WITH A FIBREGLASS COATING  
WALKING DISTANCE TO TOWN  
GAS CENTRAL HEATING  
HIGHLY FAVOURED AND SOUGHT AFTER AREA





## Entrance Hall

Sitting Room 15' 9" x 11' 9" (4.80m x 3.58m)

Dining Room 11' 10" x 9' 2" (3.60m x 2.79m)

Kitchen 13' 4" x 8' 11" (4.06m x 2.72m) Door to the rear garden.

## First Floor Landing

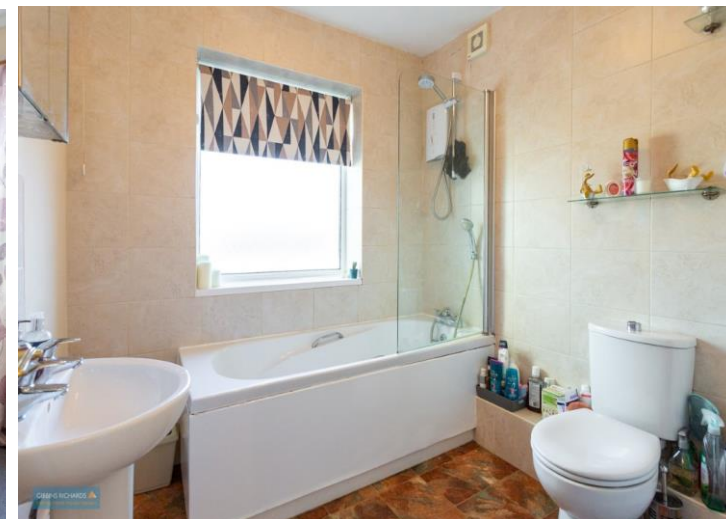
Bedroom 1 15' 11" x 11' 9" (4.85m x 3.58m) maximum.

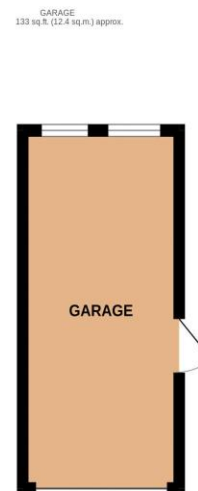
Bedroom 2 11' 10" x 10' 4" (3.60m x 3.15m) maximum.

Bedroom 3 10' 7" x 8' 6" (3.22m x 2.59m)

Bathroom 7' 0" x 7' 0" (2.13m x 2.13m)

Outside Off road parking. Front and rear gardens. Single garage.





TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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