

69 St Augustine Street, Taunton TA1 1QH £275,000

GIBBINS RICHARDS A
Making home moves happen

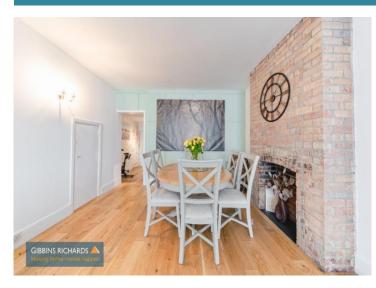
A brilliantly positioned three bedroomed Victorian terrace home offering beautifully upgraded interior including a spacious and extended ground floor. Being close to the town centre, the local theatre, County Cricket ground and the train station, we would recommend an early viewing.

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

The entrance hall leads to the middle reception room, which has been opened out to the front reception room, creating one large reception space with panelled walls, bay window, wooden flooring and exposed fireplace to the front with a Clearview log burner. This in turn then leads to a good sized and well planned kitchen/breakfast area, which has been extended into the side return, besides which is a ground floor bathroom. To the first floor there are three good sized bedrooms. The property has a rear garden with rear access and is deemed a brilliant opportunity for first or second time buyers, as these properties are consistently popular.

THREE BED TOWN CENTRE TERRACE
EXTENDED GROUND FLOOR
BEAUTIFULLY PRESENTED THROUGHOUT
GAS CENTRAL HEATING AND CLEARVIEW LOG BURNER
DOUBLE GLAZING
REAR GARDEN WITH DECKING AND LAWN
CLOSE TO TOWN CENTRE
VIEWING STRONGLY ADVISED











Entrance Hall

Sitting Room 11' 2" x 10' 7" (3.40m x 3.22m) plus bay

window.

Dining Room 12' 1" x 11' 3" (3.68m x 3.43m)

Kitchen 19' 8" x 6' 2" (5.99m x 1.88m)

Kitchen/Breakfast Room 12' 8" x 8' 7" (3.86m x 2.61m)

Bathroom 8' 5" x 6' 5" (2.56m x 1.95m)

First Floor Landing

Bedroom 1 15' 3" x 10' 6" (4.64m x 3.20m)

Bedroom 2 11' 3" x 9' 8" (3.43m x 2.94m)

Bedroom 3 12' 1" x 8' 2" (3.68m x 2.49m)

Containing the gas central heating

boiler.

Outside Enclosed rear garden with rear access,

containing a raised decked area and a lawn. On street permit parking is

available.







GROUND FLOOR 1ST FLOOR











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.