



GIBBINS RICHARDS 
Making home moves happen

3 Viney Street, Taunton TA1 3AY
Guide Price £200,000

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A Victorian terraced home conveniently located for the town centre. The accommodation consists of an entrance hall, sitting room with bay window, spacious kitchen/dining room, sunroom/utility space, two double bedrooms and a first floor bathroom. Externally the property benefits from an enclosed low maintenance rear garden and residents permit parking. Available with no onward chain.

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

The property is ideally located within a residents' permit parking zone and offers convenient access to the town centre, which is just a short walk away and features a wide range of amenities.

VICTORIAN TERRACE HOME
TWO DOUBLE BEDROOMS
FIRST FLOOR BATHROOM
SPACIOUS KITCHEN/DINER
LOW MAINTENANCE REAR GARDEN
RESIDENTS PERMIT PARKING
GAS CENTRAL HEATING
WALKING DISTANCE TO TOWN AND A RANGE OF AMENITIES
NO ONWARD CHAIN





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Entrance Hall	Leading to the stairs.
Sitting Room	10' 4" narrowing to 9'0" x 15' 4" (3.15m x 4.67m) Plus bay window.
Dining Room	10' 7" x 7' 7" (3.22m x 2.31m) Doors opening to the garden.
Kitchen	16' 6" Max x 7' 9" narrowing to 6'2" (5.03m x 2.36m)
Sunroom/Utility	7' 7" x 7' 6" (2.31m x 2.28m)
First Floor Landing	
Bedroom 1	12' 8" x 10' 2" (3.86m x 3.10m) Built in wardrobe.
Bedroom 2	10' 4" x 8' 7" (3.15m x 2.61m) Combination boiler in cupboard.
Family Bathroom	10' 9" x 7' 7" (3.27m x 2.31m) Four piece bathroom suite.
Outside	An enclosed low maintenance rear garden and residents permit parking.



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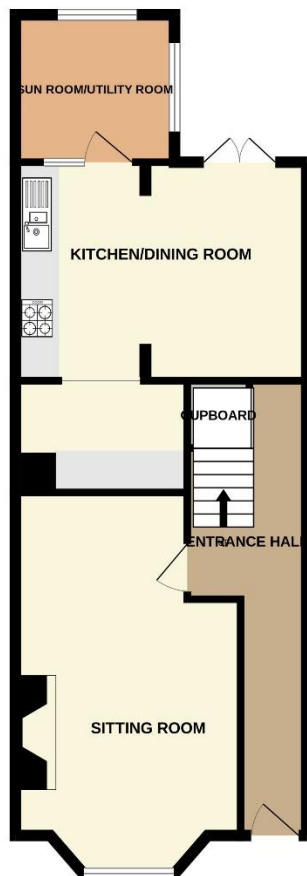
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GROUND FLOOR

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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