



91 Kingston Road, Taunton TA2 7SN

£279,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented three storey three bed roomed terraced home located in a popular residential area close to Taunton railway station. An internal viewing is highly recommended.

Tenure: Freehold / Energy Rating: D-65 / Council Tax Band: C

Number 91 Kingston Road occupies part of a terrace of similar properties just north of Taunton station and has the undoubted benefit of unrestricted parking to the front. The property is beautifully presented throughout and offers an open plan sitting/dining room with bay window, period features and exposed floorboards, as well as an extended kitchen to the rear and a utility area. To the first floor are two good sized bedrooms and a refitted bathroom to the rear. On the top floor is a converted attic space with a fixed staircase forming a third bedroom. The property is beautifully presented throughout and there is also the benefit of a west facing rear courtyard garden with a very open aspect, rear pedestrian access and a good sized store shed. The property is a fantastic first time buy, family home or rental investment and we would highly recommend an internal viewing.

THREE BEDROOMED TERRACE HOME
MUST CHARACTER THROUGHOUT
OPEN PLAN RECEPTION AREA
MODERN KITCHEN AND BATHROOM
CENTRAL HEATING
DOUBLE GLAZING
REAR COURTYARD GARDEN
NON RESTRICTED PARKING TO THE FRONT
CLOSE TO TAUNTON STATION





Entrance Hall	
Sitting Room	12' 4" plus bay x 11' 2" (3.76m x 3.40m) Open plan to;
Dining Area	13' 2" x 12' 1" (4.01m x 3.68m)
Kitchen	10' 0" x 7' 7" (3.05m x 2.31m)
Utility	7' 6" x 3' 1" (2.28m x 0.94m)
First Floor Landing	
Bedroom 3	13' 1" x 9' 5" (3.98m x 2.87m)
Bathroom	10' 9" x 7' 6" (3.27m x 2.28m) Four piece suite.
Bedroom 2	12' 9" x 12' 5" (3.88m x 3.78m) Built-in cupboards.
Top Floor	
Master Bedroom	10' 9" x 8' 10" (3.27m x 2.69m) Two under eaves storage cupboards.
Outside	To the rear of the property there is an enclosed courtyard garden which benefits from an open westerly aspect and a good sized store shed with rear pedestrian access.



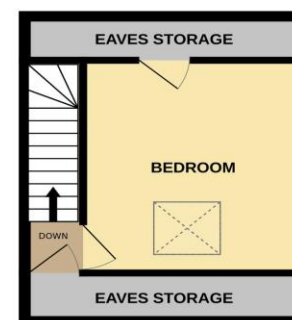
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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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.
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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk