



9 Savery Row, South Street, Taunton TA1 3AQ
£195,000

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A charming two bedroomed Victorian terraced home, ideally situated within easy reach of the town centre. The well-presented accommodation includes a sitting room, kitchen/dining area, a utility room, and a ground floor bathroom. Upstairs, you'll find two generously sized double bedrooms. Outside, the property offers a low-maintenance rear garden and benefits from residents' permit parking within zone E12.

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

Savery Row is a peaceful street just off of South Street, conveniently located within walking distance of the town centre. The property features gas central heating powered by a combination boiler installed in 2020, and benefits from double glazing throughout. Well presented and maintained, it offers an excellent opportunity for first-time buyers and investors alike.

VICTORIAN TERRACE HOME
TWO DOUBLE BEDROOMS
DOWNSTAIRS BATHROOM
QUIET NO THROUGH ROAD
WALKING DISTANCE TO TOWN
NEW COMBINATION BOILER IN 2020
WELL PRESENTED ACCOMMODATION
NO ONWARD CHAIN

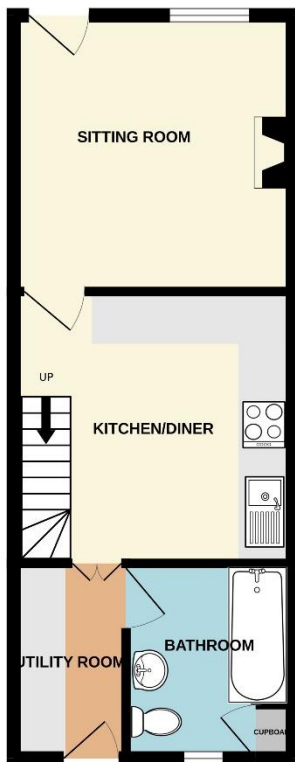




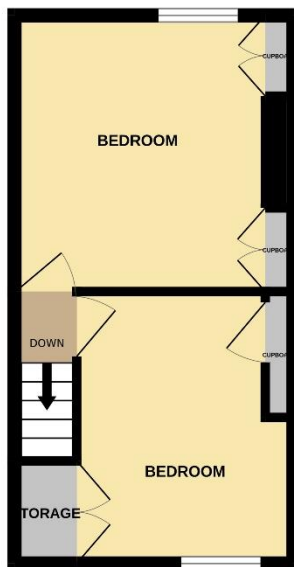
Sitting Room	11' 4" x 10' 1" (3.45m x 3.07m) Plus alcove.
Kitchen/Diner	11' 5" x 11' 3" (3.48m x 3.43m) maximum. Including fridge, cooker and hob.
Utility Room	7' 9" x 4' 7" (2.36m x 1.40m)
Bathroom	7' 7" x 5' 7" (2.31m x 1.70m) Housing the combination gas fired boiler.
First Floor Landing	
Bedroom 1	11' 4" x 10' 3" (3.45m x 3.12m)
Bedroom 2	11' 3" x 9' 0" (3.43m x 2.74m) maximum. Storage cupboard.
Outside	Low maintenance rear garden. Residents permit parking, Zone E12.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA - 612 sq.ft. (56.8 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.



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 £40 + VAT (£48) **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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