



1 St Georges Avenue, TAUNTON TA2 7BB

£225,000

GIBBINS RICHARDS   
Making home moves happen



Located to the north of Taunton town centre, this three-bedroom semi-detached home offers spacious accommodation with plenty of potential. The ground floor comprises a sitting room with a bay window, an open-plan kitchen/dining area, a downstairs wet room, and a useful boot room area. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property features off-road parking, garage, a rear garden, and an outbuilding. This home is ideal for those seeking a project or looking to make a house their own.

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

This property offers a fantastic opportunity for buyers looking to modernise and personalise a home over time. St Georges Avenue is situated just off Cheddon Road on the northern side of Taunton, with local shops, a primary and secondary school within easy reach. The location also provides convenient access to the town centre, Taunton’s mainline railway station, and the M5 motorway at Junction 25.

- SEMI-DETACHED HOME
- THREE BEDROOMS
- DOWNSTAIRS WET ROOM
- UPSTAIRS BATHROOM
- LARGE OUTBUILDING
- OFF-ROAD PARKING AND GARAGE
- SPACIOUS ACCOMMODATION
- IN NEED OF UPDATING
- CLOSE TO A RANGE OF AMENITIES





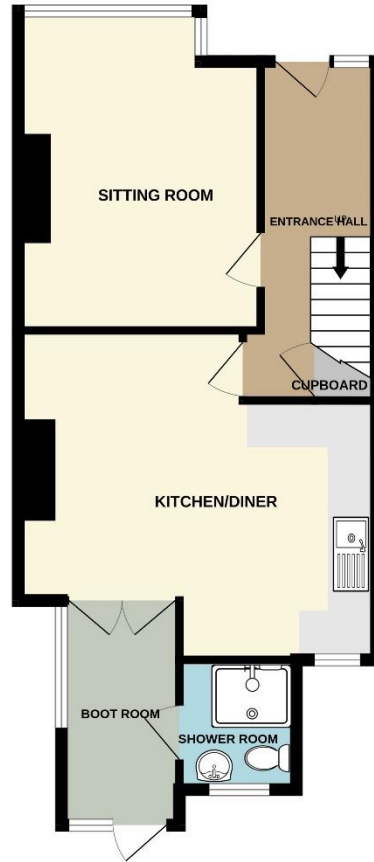


Entrance Hall	15' 8" x 6' 2" (4.78m x 1.89m)
Sitting Room	14' 10" x 11' 3" (4.51m x 3.42m) Bay window.
Kitchen/Diner	16' 7" x 15' 3" (5.06m x 4.65m)
Conservatory	10' 5" x 5' 6" (3.17m x 1.67m)
Shower Room	6' 0" x 5' 5" (1.83m x 1.65m)
First Floor Landing	Airing cupboard.
Bedroom 1	12' 6" x 11' 5" (3.81m x 3.48m)
Bedroom 2	12' 5" x 10' 3" (3.79m x 3.12m)
Bedroom 3	9' 2" x 6' 4" (2.80m x 1.94m)
Bathroom	9' 7" x 9' 2" (2.91m x 2.79m)
Outside	Small garden. Off road parking. Rear garden. Workshop.

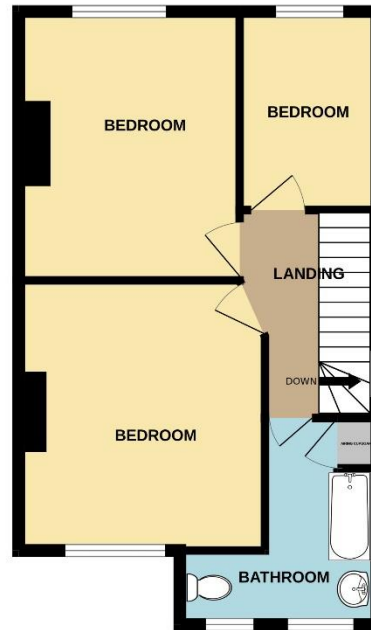




GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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.



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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