



35 Salisbury Street, Taunton TA2 6NA
£255,000

GIBBINS RICHARDS 
Making home moves happen

A charming three bedroomed Victorian terraced home, ideally situated on Salisbury Street, a convenient location within easy reach of a wide range of amenities, including the mainline railway station. The well-balanced accommodation includes an entrance hall, two reception rooms, a sun room extension, kitchen, and a ground floor bathroom. Upstairs, the property offers three well-proportioned bedrooms and a loft room. Outside, there is on-street parking and a low-maintenance enclosed rear garden. Available with no onward chain.

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

Salisbury Street is a popular residential area, conveniently positioned for easy access to a wide range of amenities, including the mainline railway station and Taunton School. The town centre is within close reach, offering an array of shops, restaurants, and services, while the scenic Quantock Hills, an Area of Outstanding Natural Beauty, are just a short drive away. The property also benefits from gas central heating via a combination boiler and double glazing throughout.

- VICTORIAN TERRACE HOME
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- CONVENIENTLY PLACED FOR A RANGE OF AMENITIES
- WALKING DISTANCE OF THE MAINLINE RAILWAY STATION
- LOW MAINTENANCE REAR GARDEN
- USEFUL LOFT ROOM
- NO ONWARD CHAIN

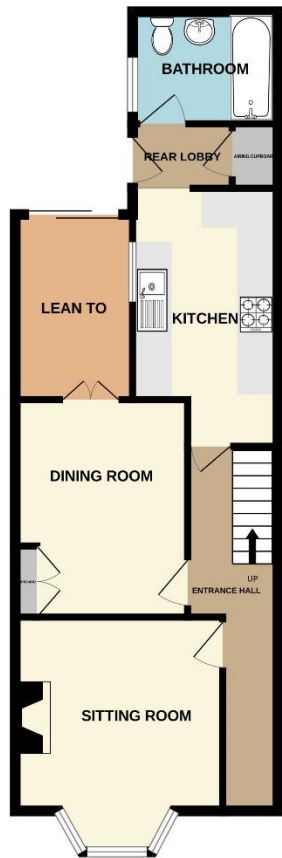




Entrance Hall	
Sitting Room	13' 0" x 11' 5" (3.95m x 3.49m) Bay window.
Dining Room	12' 0" x 9' 6" (3.66m x 2.90m)
Lean-to	10' 3" x 6' 6" (3.12m x 1.97m)
Kitchen	14' 3" x 8' 0" (4.34m x 2.45m)
Rear Lobby	5' 6" x 3' 7" (1.68m x 1.09m) Airing cupboard.
Bathroom	8' 0" x 6' 2" (2.45m x 1.88m)
First Floor Landing	
Bedroom 1	14' 6" x 11' 5" (4.42m x 3.47m)
Bedroom 2	12' 0" x 9' 6" (3.66m x 2.90m)
Bedroom 3	11' 0" x 7' 10" (3.35m x 2.40m)
Second Floor	
Loft Room	14' 6" x 8' 8" (4.42m x 2.65m) Eaves storage.
Outside	To the front of the property is on-street parking, whilst to the rear is a low-maintenance enclosed rear garden.



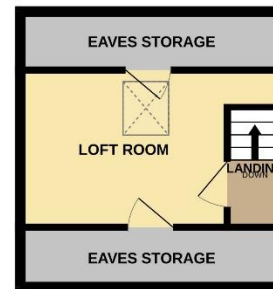
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.4 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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