



23 Westgate Street

Taunton, Somerset, TA1 4EY

**James
Gray**

ESTATE AGENTS

A well presented Victorian terraced house with low maintenance courtyard garden, conveniently situated, being only a short distance to the town centre. No onward chain



Key features

- Entrance lobby
- Sitting room with multi-fuel stove, sash windows and shutters
- Kitchen/dining room with range style cooker and double doors to courtyard garden
- 3 bedrooms and bath/shower room
- Gas central heating
- Small enclosed courtyard garden
- Convenient location close to the town centre
- No onward chain

Services

All mains services connected. Gas central heating

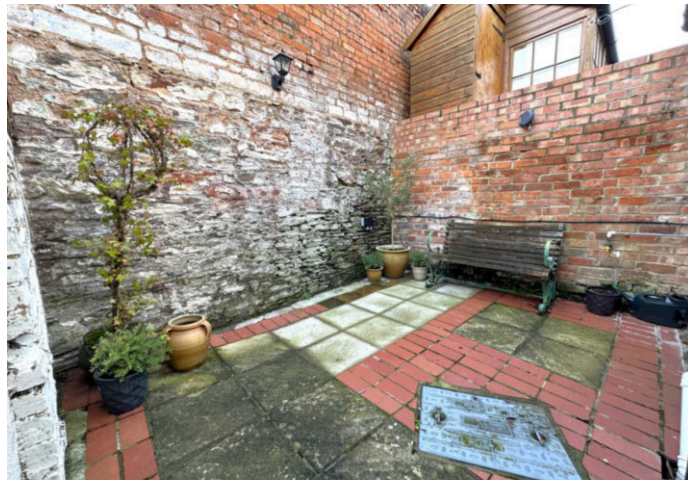
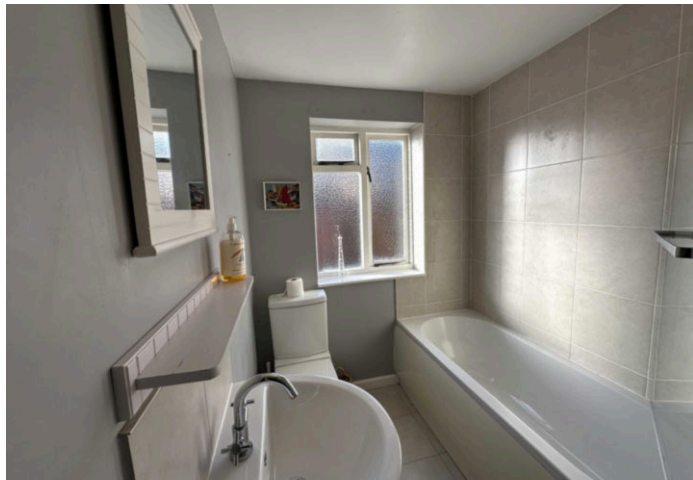
EPC rating

Band D (64)

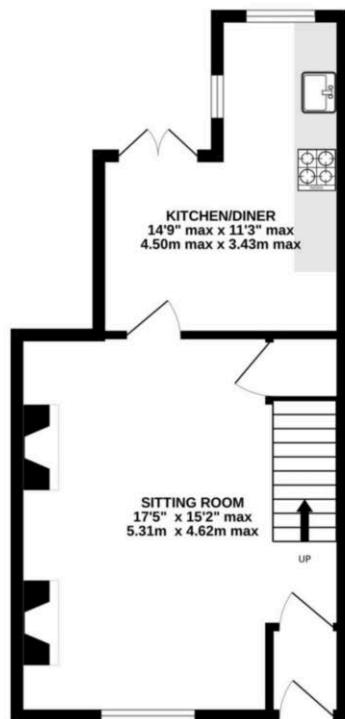
Council Tax

Band B

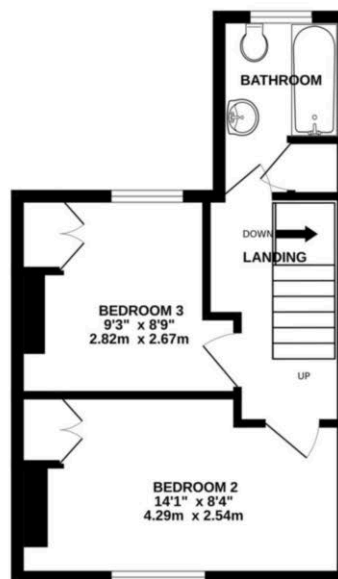




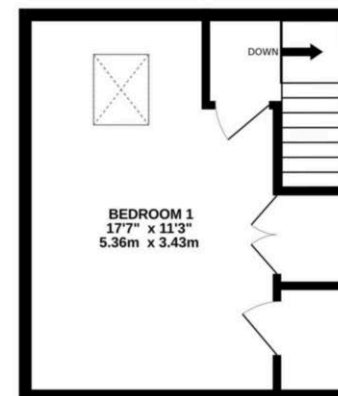
GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR
269 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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