



87 Kingston Road
Taunton, TA2 7SN
£265,000 Freehold

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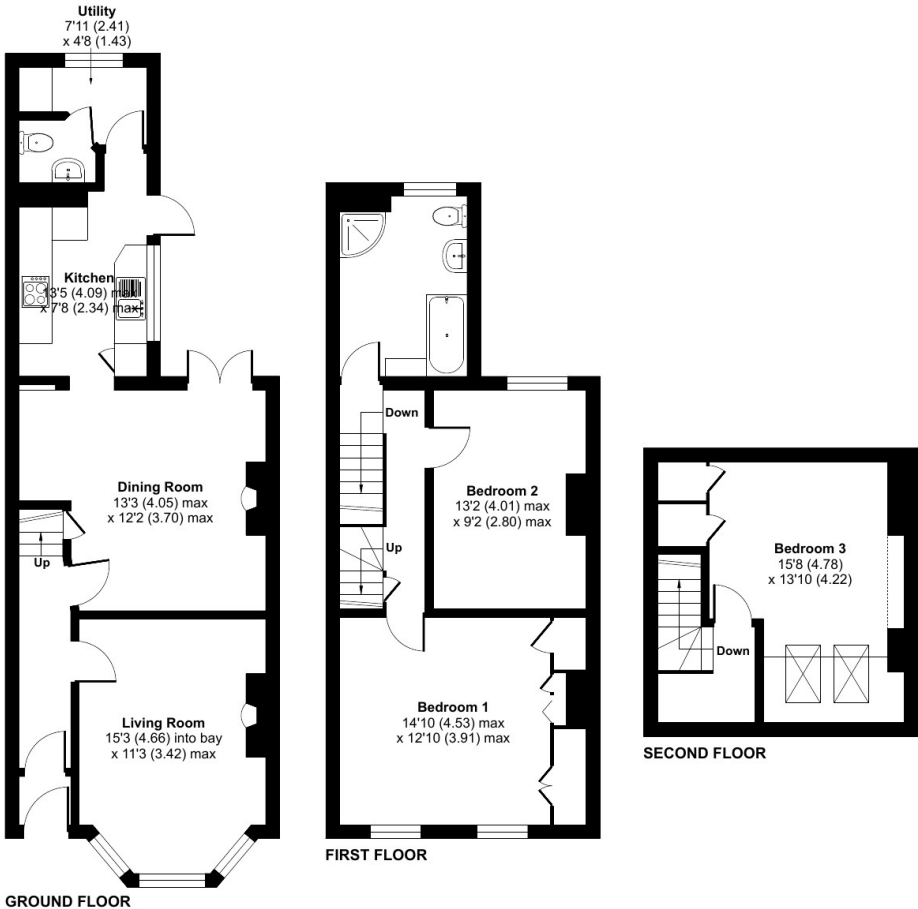
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**Wilkie May
& Tuckwood**

Floor Plan

Kingston Road, Taunton, TA2
Approximate Area = 1268 sq ft / 117.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1369405

Description

This spacious three bedroom Victorian terrace home is ideally situated just a short distance from Taunton railway station and is set within easy reach of Taunton town centre.

The property, which also enjoys convenient access to the Quantock Hills, offers spacious accommodation arranged over three floors and is served by uPVC double glazing and mains gas fired central heating.

- Terrace
- Three Bedrooms
- Courtyard Garden
- uPVC Double Glazing
- Gas Fired Central Heating
- Close To Train Station And Town Centre



Internally, a front door leads into entrance hall. There are two generous size ground floor reception rooms; the living is found to the front with a large bay window and high ceilings and a dining room is found behind with French doors to the outside and access through to a modern fitted kitchen. The kitchen comprises a range of matching wall and base units, work surfaces and tiled splashbacks with integrated double oven, gas hob, space for tall fridge/freezer and space and plumbing for a dishwasher. Beyond the kitchen is a useful utility space with wall mounted Vaillant gas boiler and space and plumbing for a washing machine.

There is also access to a ground floor cloakroom comprising of wc and wash hand basin. From the hallway, a staircase leads to a first floor landing where you will find two generous size bedrooms (bedroom one with two double glazed windows to the front and a large built-in wardrobe). A family bathroom comprising of wc, wash hand basin, bath and separate walk-in shower with tiled surround and electric shower over completes the first floor. From the first floor landing, a staircase runs up to a generous size third bedroom with two velux windows to the front and built-in storage within the eaves. Externally, there is a fully enclosed courtyard garden with gated rear access, a timber shed, an outside light and a tap.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: [w3w.co/system/camp.basis](https://www.w3w.co/system/camp.basis)

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Agents Note: The pot plants and pergolas in the rear garden belong to the current tenant and will be taken when they leave.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared October 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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