

Salisbury Street
Taunton
TA2 6NA




JOSEPH CASSON
the estate agency your home deserves




**JOSEPH
CASSON**
estate agents
For
Sale



£260,000

- Bay-Fronted Terraced Property
 - Two Double Bedrooms
- Impressive First Floor Bathroom
 - Three Reception Rooms
 - Kitchen/Breakfast Room
- Sun Room & Ground Floor Utility/WC
 - Enclosed Rear Garden
 - Gas Central Heating
 - Double Glazing
 - Sought-After Location

This stunning period property boasts a prime location on a sought-after street, just a stone's throw away from popular amenities like Taunton train station and the town centre. With an impressive ground floor extension, this two double bedroom bay-fronted home offers three reception rooms and a spacious kitchen/breakfast room.

The property benefits from double glazing and central heating throughout, and comprises an entrance hallway, lounge, dining room, sun room, study (which could be used as a bedroom), and utility room with WC on the ground floor. Upstairs, you'll find two double bedrooms and a luxurious bathroom.

Don't miss out on the opportunity to make this exceptional property your own. EPC RATING: C.

ACCOMMODATION

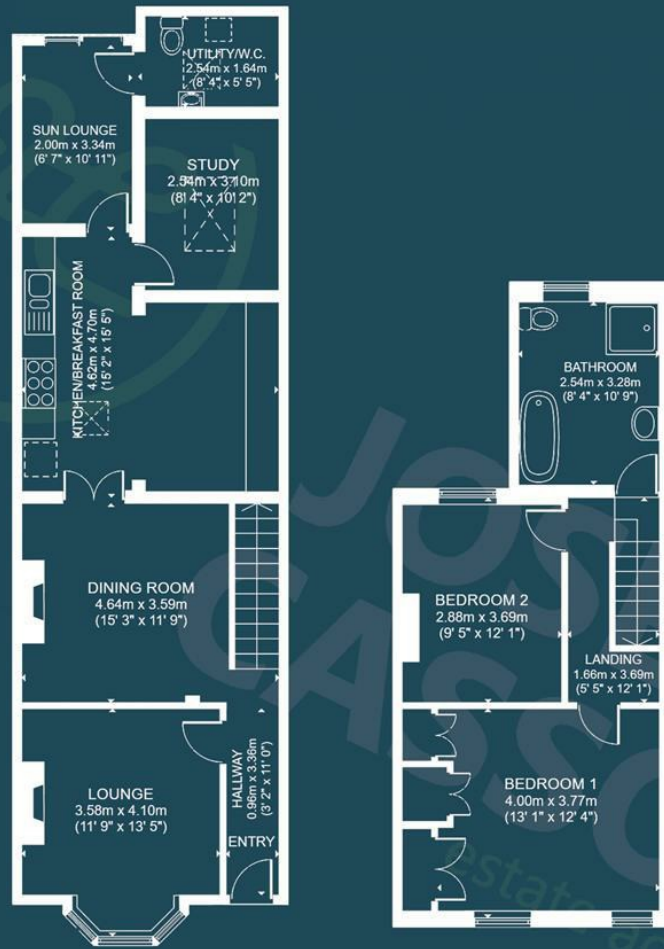
This double glazed, centrally heated accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen/breakfast room, sun room, study (could be used as a bedroom) and utility room (with WC) arranged to the ground floor. Accessed from the spacious first floor landing are two double bedrooms and an impressive bathroom. There is a boarded loft with three velux windows accessed via a pull down ladder. Externally, there is a courtyard rear garden with storage and rear access. On street parking.

LOCATION

Salisbury Street is just off Kingston Road and is ideally situated for the Taunton train station and town centre, providing an extensive range of local facilities along with convenient access to the M5 motorway and a main line inter-city rail link.

We believe the property to be within St. Andrews Primary School catchment however, we would recommend making your own enquiries with the local authority.





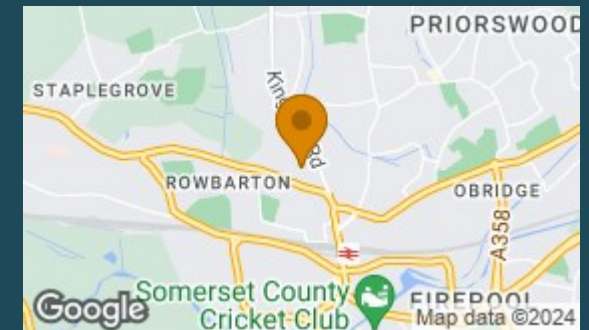
GROSS INTERNAL AREA
 GROUND FLOOR 73.4 m² (790 sq.ft.) FLOOR 1 44.5 m² (479 sq.ft.)
 TOTAL : 117.9 m² (1,270 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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