

Thomas Street
Taunton
TA2 6HB



JOSEPH CASSON
the estate agency your home deserves




**JOSEPH
CASSON**
estate agency
For
Sale

17



£220,500

- Traditional Terraced Property
 - Two Double Bedrooms
 - First Floor Bathroom
 - Lounge/Diner
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Gas Central Heating (Boiler installed Feb 2025!)
 - No Onward Chain
 - EPC Rating: D

FIXED PRICE. NO CHAIN. Discover this charming traditional terraced home, available with the advantage of NO ONWARD CHAIN and perfectly situated near St. Andrews Church School, Taunton Train Station, and the bustling town centre.

This delightful property features two spacious double bedrooms and a convenient upstairs bathroom. The open-plan lounge/diner boasts an impressive fireplace. Enjoy cooking in the bright kitchen/breakfast room that leads out to an enclosed rear garden complete with an artificial lawn and decked seating area. The property further benefits from a newly installed gas boiler.

With its prime location and lovely interiors, this home is ready for you to make it your own!

GROUND FLOOR

Entrance Hallway

Lounge/Diner

Kitchen/Breakfast Room

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bathroom

EXTERIOR

Front Garden

Rear Garden

On Street Permit Parking



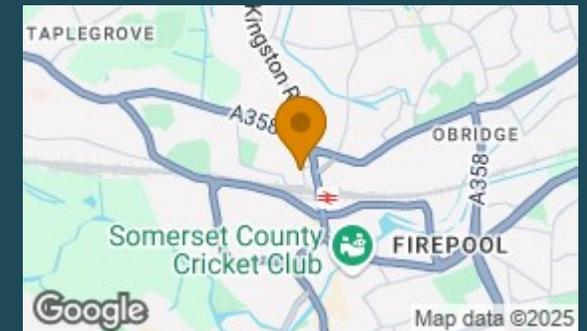


GROSS INTERNAL AREA
 FLOOR 1 45.2 m² (486 sq.ft.) FLOOR 2 37.9 m² (407 sq.ft.)
 EXCLUDED AREAS : PATIO 11.6 m² (125 sq.ft.)
 TOTAL : 83.0 m² (894 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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