

for sale

offers in excess of **£230,000**



## Plais Street Taunton TA2 7PR

Connells are delighted to bring to the market this charming **THREE BEDROOM** Victorian mid-terrace home, **CONVENIENTLY LOCATED** with excellent access to the town centre and railway links. Viewing is **STRONGLY RECOMMENDED** to appreciate this property.





# Plais Street Taunton TA2 7PR

## Front Door

Leading to...

## Entrance Hall

A spacious and welcoming entrance hall with a staircase to the first floor, featuring a radiator and easy access to both the kitchen/diner and lounge.

## Lounge

11' 10" x 10' 6" ( 3.61m x 3.20m )

A generous-sized lounge featuring a charming log burner that adds warmth and character. A good size front-facing window allows plenty of natural light to brighten the space, making it a comfortable setting for relaxing or entertaining.

## Dining Room

11' 3" x 11' 10" ( 3.43m x 3.61m )

The dining room is bright and inviting, featuring an open-plan layout with the lounge. A good size window allows natural light to fill the space, while the original integrated storage adds character and functionality. The room also benefits from having a radiator.

## Kitchen

13' 10" x 7' 11" ( 4.22m x 2.41m )

The kitchen is flooded with natural light from the three windows overlooking the garden and features a convenient door leading directly to the outdoor space. It offers an integrated oven and gas hob, space for freestanding appliances, and handy under-stairs storage.



## First Floor Landing

The landing provides access to the loft via built-in storage, as well as leading to all bedrooms and the bathroom.

### Bedroom One

15' 1" x 10' 6" ( 4.60m x 3.20m )

A really spacious double bedroom, flooded with natural light from two large double-glazed windows overlooking the front of the property. The room is complemented by original wooden floorboards that add character, and it also benefits from a radiator.

### Bedroom Two

7' 11" x 10' 5" ( 2.41m x 3.17m )

Another double bedroom with a rear-facing double-glazed window, providing plenty of natural light.

### Bedroom Three

6' 2" x 9' 4" ( 1.88m x 2.84m )

The third bedroom is a single room with a rear-aspect window offering natural light, making it ideal for use as a home office or child's bedroom.

## Bathroom

The bathroom includes a bath with a shower screen and a thermostatic rainfall shower, complemented by a pedestal basin and a freestanding toilet, and features two integrated windows for natural light.

## Rear Garden

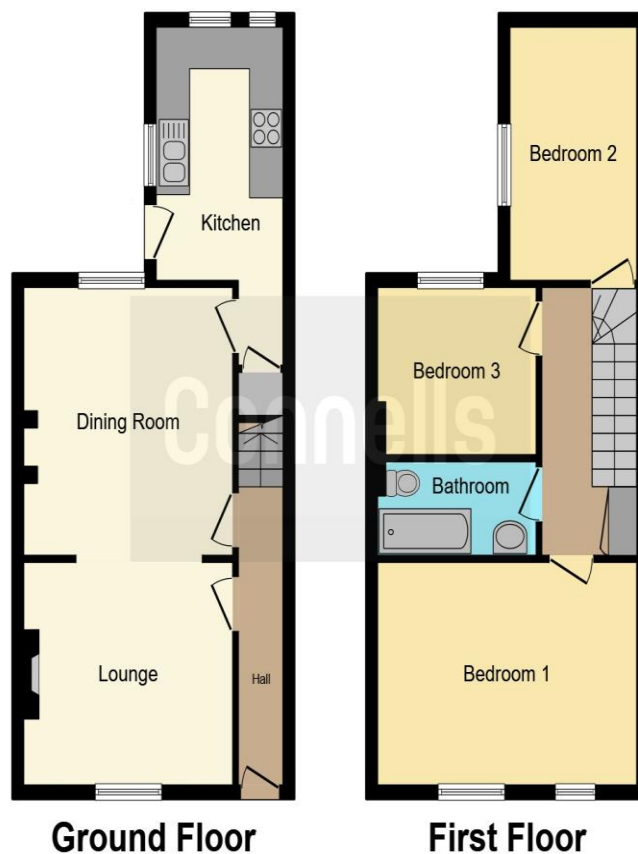
The garden is a generous size, that includes a private seating area, perfect for relaxing or entertaining.

## Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price. Our comprehensive and competitive management and lettings services can be tailored to fit your needs.







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To view this property please contact Connells on

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Property Ref: TTN312974 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/TTN312974](http://connells.co.uk/Property/TTN312974)**



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