



28 Portman Street



Town Centre 1.1 miles on foot, Train station 0.2 miles

A period Victorian terraced house with open plan lounge/dining room, fitted kitchen, fitted bathroom suite, enclosed front and rear gardens, in need of modernisation

- Victorian terraced house
- Open plan lounge/dining room
- Fitted kitchen
- Fitted bathroom
- Enclosed front and rear gardens
- In need of modernisation
- Council Tax band B
- Freehold

Guide Price £150,000

SITUATION

Portman Street is found off Cheddon Road, north of the Town Centre. The property is ideally suited for commuters providing easy reach to Taunton railway station with mainline rail links. The County Town of Taunton has an extensive range of shopping, leisure and scholastic amenities as well as having access to junction 25 of the M5 motorway.

DESCRIPTION

28 Portman Street is a charming two bedroomed Victorian terraced house which is in need of general upgrading and is offered with no onward chain with enclosed rear garden.

ACCOMMODATION

A double glazed front door leads to an inner porch with door to hallway, stairs to first floor and open plan living/dining room with chimney breast with inset fireplace front aspect window, door to understairs storage cupboard, window to lean-to conservatory, door to kitchen. The kitchen is fitted with a range of matching wall and base units, worktops with built in oven, hob and extractor, plumbing and space for washing machine, rear aspect window, door to lean-to conservatory with double doors leading out to the rear garden.

On the first floor there are two bedrooms, the principle has a range of built in wardrobes which run along the length of one wall and front aspect window. Bedroom two has a rear aspect window and there is a fitted bathroom suite incorporating bath with shower over, low level wc, washbasin

OUTSIDE

There is an enclosed garden to the front of the property and to the rear the garden has been cleared and includes an area of patio.

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or rentals.taunton@stags.co.uk.

SERVICES

Mains electricity, water, drains, gas central heating

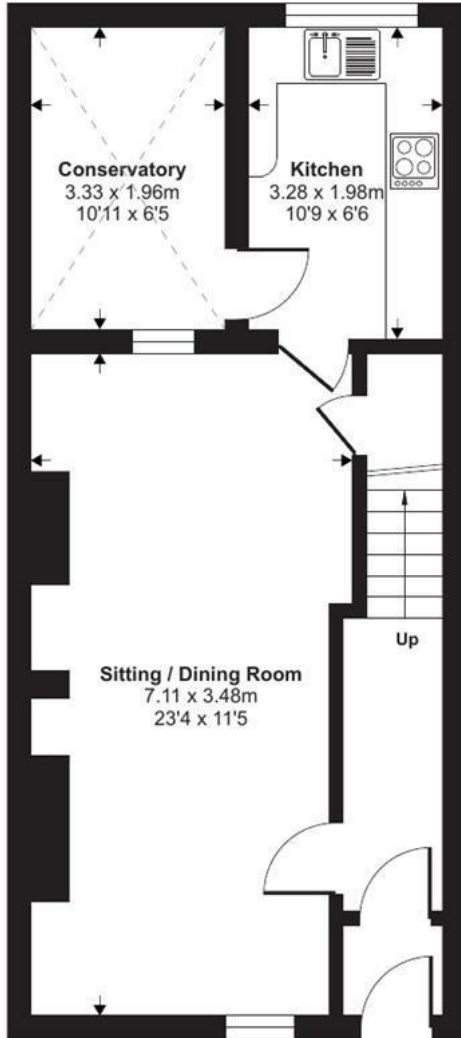
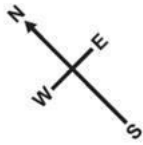
DIRECTIONS

Proceed out of Taunton along North Street and go over the bridge to Bridge Street. Continue on through the traffic lights before taking a right hand turning into Station Road. Pass the railway station and take a right hand turning at the next set of lights turning onto St Andrews Road and follow this road to the traffic lights and turn immediately left onto Cheddon Road. Continue on Cheddon Road and take your second left onto Portman Street and the property can be found on your right-hand side identified by a Stags For Sale board.

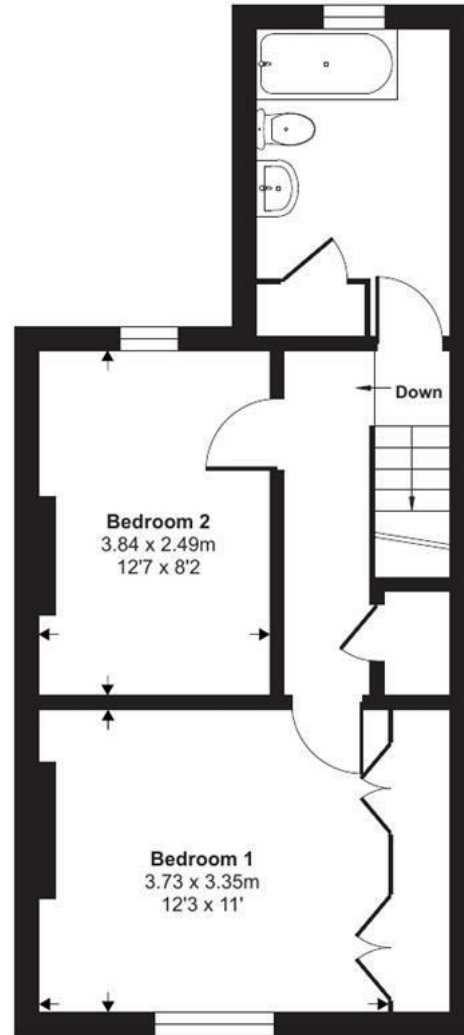


Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1154495

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		86
(69-80) C	(55-68) D	58	
(50-68) E	(35-54) F		
(1-49) G			
Net energy related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

01823 256625

taunton@stags.co.uk

stags.co.uk