



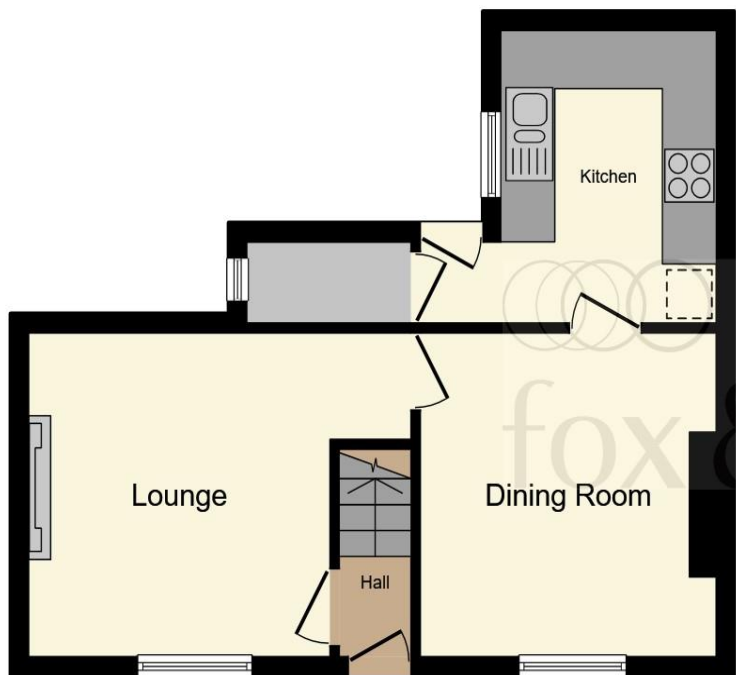
Greenbrook Terrace, Taunton TA1 1UT

welcome to

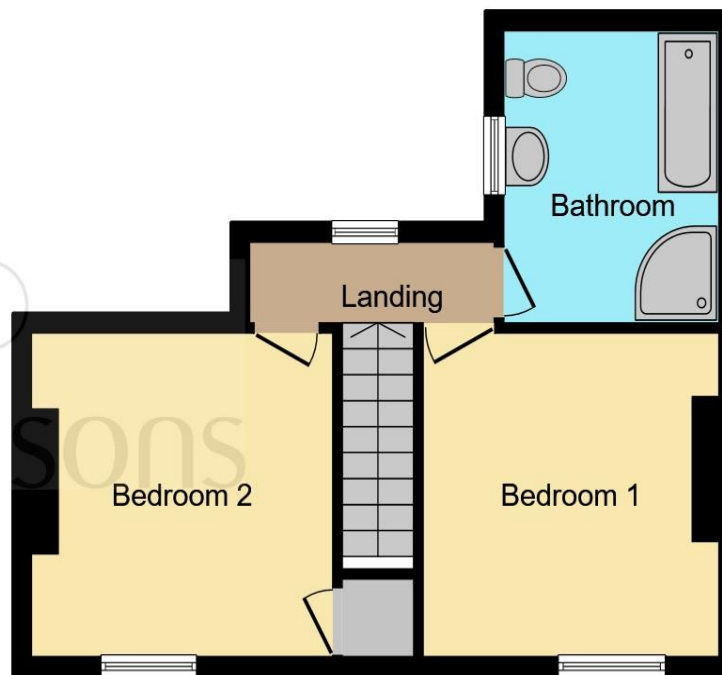
Greenbrook Terrace, Taunton

A charming, TWO DOUBLE-BEDROOM Victorian home in the HEART OF TAUNTON. This historic property combines ORIGINAL FEATURES with a MODERN INTERIOR; perfectly suited to FIRST TIME BUYERS! What's more, this home benefits from being within CLOSE PROXIMITY TO THE TRAIN STATION.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Notes: Vendor is unsure of Broadband source.
Lintel on left upper window is in need of repair.
Permit Parking cost: £60 per annum.

Entrance Hall

Lounge

10' 11" + Under The Stairs x 10' 10" Max (3.33m + Under The Stairs x 3.30m Max)

Dining Room

10' 11" Max x 10' 10" (3.33m Max x 3.30m)

Kitchen

10' 6" Max x 7' 5" + Recess (3.20m Max x 2.26m + Recess)

Landing

Bedroom 1

11' 1" Max x 10' 10" Max (3.38m Max x 3.30m Max)

Bedroom 2

10' 11" Max x 10' 9" Max (3.33m Max x 3.28m Max)

Family Bathroom

Rear Garden

Parking Arrangements: On-street, permit parking. Approx. £60.00/year for one resident permit, and approx. £100.00/year for a second resident permit.

welcome to

Greenbrook Terrace, Taunton

- Modern, Victorian Home
- Town Centre Location
- Enclosed Rear Garden
- Close Proximity To The Train Station
- The Ideal First Time Buy!

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108748



Property Ref:
TAU108748 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk