

## FOR SALE

Guide Price £235,000

Alma Street,



**A Victorian family home available with no onward chain, situated ideal for the town centre, boasting 2 double bedrooms, a sitting room, dining room, kitchen, cloakroom/utility room, family bathroom, double glazing, gas central heating, parking, workshop and a fully enclosed garden.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

Front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light, door to:-

### Dining Room

c.13'1 x 12' (3.98m x 3.78m)

With double glazed patio doors to the rear aspect, a gas fire with decorative surround and black boiler, radiator, under stairs storage cupboard, ceiling light, sliding doors to:-

### Sitting Room

c.13' x 12'5 (3.96m x 3.78m)

With a double glazed window to the front aspect, gas fire with decorative surround, radiator, ceiling light.

### Kitchen

c.10'4 x 7'3 (3.14m x 2.20m)

With a double glazed window and door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl double drainer stainless steel sink unit with mixer tap, space and point for an electric cooker, tiling to splash prone areas, ceiling light, door to:-

### Cloakroom/Utility

c.7'2 x 6'1 (2.18m x 1.85m)

With a double glazed window to the side aspect, pedestal wash hand basin, low-level WC, space and plumbing for a washing machine, space for a tumble dryer, working surface with tiled splash back, radiator, ceiling light





## FIRST FLOOR

### Landing

With access to the loft space, ceiling light, doors to:-

### Bedroom 1

c.14'7 x 11'3 (4.44m x 3.42m)

With a double glazed window to the front elevation, radiator, built-in storage cupboard, ceiling light.

### Bedroom 2

c.12'9 x 8' max (3.88m x 3.25m)

With a double glazed window to the rear elevation, radiator, airing cupboard has a hot water cylinder and shelving, ceiling light.

### Family Bathroom

c.10'4 x 7'5 (3.14m x 2.26m)

With a double glazed window to the rear elevation, a suite comprising of a double shower cubicle, pedestal wash hand basin, close coupled WC, radiator, ceiling light.

## OUTSIDE

To the front of the property there is a driveway providing parking, and the rear garden the garden is fully enclosed and benefits from a built workshop with power and lighting, there is a greenhouse/potting shed at the back of the workshop c.11'8 x 10'9 (3.55m x 2.05m) the garden offers a patio and lawn, with a variety of mature shrubs and trees, outside lighting and water supply.

Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface very low, river and sea very low.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Directions

Head out of Taunton along Silver Street, turn left into Alma Street and the property will be found on your right hand side.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

