



£415,000

Subject to contract



This substantial, semi detached Victorian family house of the 'front doors together' style offers beautifully presented accommodation which can only be appreciated fully upon an internal inspection and would, in the opinion of the Agent, suit buyers seeking a generously proportioned family home within walking distance of the town centre.

Much improved by the current owners in recent times, the gas centrally heated and uPVC double glazed accommodation briefly comprises: Open Entrance Vestibule, Hall, Living Room, Lounge, Dining Room open to fitted Kitchen, Utility Room and Shower Room/WC, on the ground floor. The first floor is arranged with four Bedrooms and Bathroom/WC. A useful Loft Room is accessed via a staircase adjacent to Bedroom 3. The cellars are accessed via a concealed staircase in the Hall, providing two useful storage rooms.

Outside, an extensive block paved driveway (with EV charging point) provides off road parking for a number of vehicles to the front and leads to the Garage, whilst the rear garden has paved patio leading to shaped lawn with established borders and mature trees including an apple tree.

The property is located on the section of Talbot Street between Duke Street and Portland Street.





Basement:

Cellar - 5.16m x 3.86m (16'11" into bay x 12'8")

Cellar - 4.83m x 4.09m (15'10" into bay x 13'5")

Ground Floor:

Hall

Open Vestibule

Living Room - 5.23m x 3.96m (17'2" into bay x 13'0")

Lounge - 4.88m x 4.09m (16'0" into bay x 13'5")

Shower Room - 3.96m x 1.5m (13'0" x 4'11")

Dining Room - 4.37m x 4.06m (14'4" into bay x 13'4")

Kitchen - 3.96m x 2.77m (13'0" x 9'1")

Utility Room - 3.76m x 2.16m (12'4" x 7'1")

First Floor:

Landing

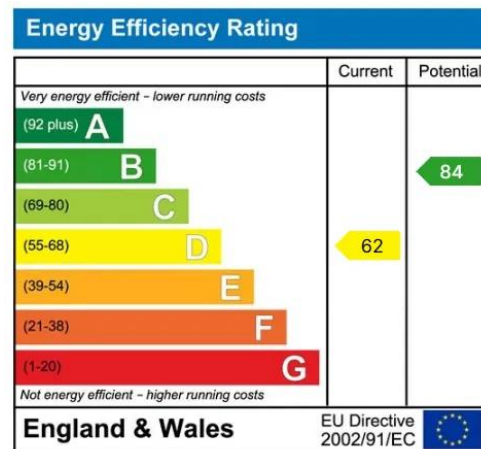
Bedroom 1 - 5.74m x 4.29m (18'10" x 14'1" overall)

Bedroom 2 - 4.09m x 3.96m (13'5" x 13'0")

Bedroom 3 - 3.2m x 3m (10'6" x 9'10")

Bedroom 4 - 3.1m x 2.77m (10'2" x 9'1")

Bathroom - 3.96m x 2.57m (13'0" max x 8'5")



Second Floor:

Loft Room - 3.96m x 2.69m (13'0" x 8'10")

Outside:

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Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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