



12 Gordon Road Taunton TA1 3AU

OIEO £220,000





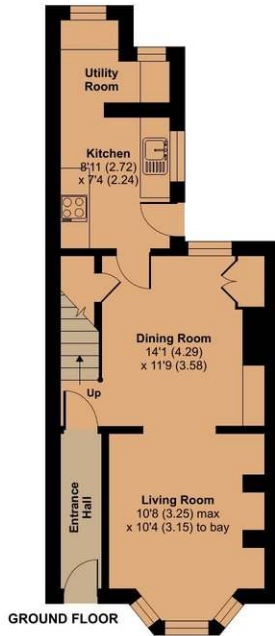
## 12 Gordon Road, Taunton, TA1 3AU

Approximate Area = 832 sq ft / 77.3 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 856 sq ft / 79.5 sq m

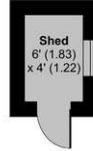
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Features

- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen with door to garden
- Utility Room
- Master Bedroom
- Further double Bedroom
- Bathroom
- Enclosed garden to rear with garden shed
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///supper.bags.rats](https://www.what3words.com/supper.bags.rats)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2024. Produced for Robert Cooney. REF: 1216555

Conveniently located within a few minutes' walk of the town centre is this immaculately presented South-West facing Victorian mid-terraced house with 2 double bedrooms and enclosed garden to rear. No onward chain.



Viewing strictly through the selling agents:

**Robert Cooney**

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.