



Within a few minutes' easy walking distance of the town centre is this well presented Victorian 3 bedroomed mid-terraced Grade II Listed house offering flexible accommodation arranged over three floors with enclosed private garden, garage, off-road parking and communal gardens. No onward chain.









## **Features**

- Entrance Hall
- Open plan Living / Dining Room / fitted Kitchen with door to garden
- Master Bedroom with Ensuite Shower Room
- 2 further Bedrooms on 2nd floor
- Family Bathroom
- Enclosed private garden
- Communal gardens
- Garage and off road parking
- Gas central heating
- Communal garden maintenance £140 pa
- Council tax band D
- What3words: ///nearly.ranged.neat





## 29 Trinity Road, Taunton, TA1 3JJ

Approximate Area = 1026 sq ft / 95 sq m

For identification only - Not to scale











SECOND FLOOR

Certified

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robert Cooney. REF: 654773



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, 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.



Viewing strictly through the selling agents:

## **Robert Cooney**

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