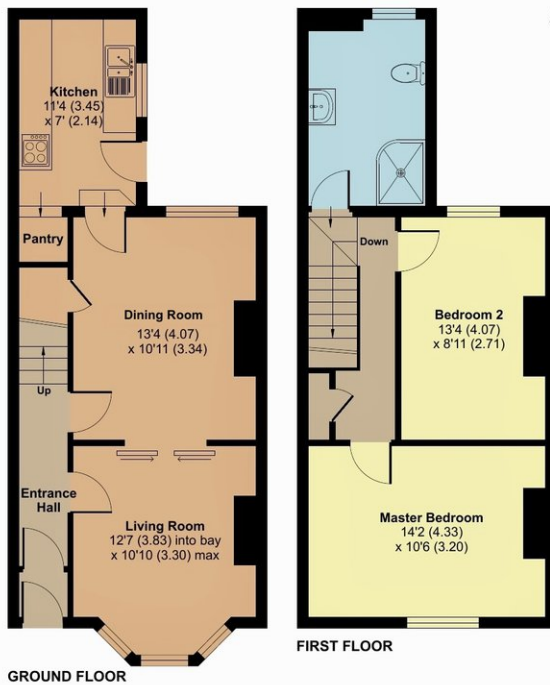




19 Clarence Street, Taunton, TA1 1XA

Approximate Area = 861 sq ft / 80 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Features

- Entrance Porch
- Entrance Hall
- Living Room
- Dining Room
- Kitchen with Pantry and door to garden
- Master Bedroom
- Further double Bedroom
- Shower Room
- Enclosed low maintenance garden to rear
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///animal.twist.edits](https://www.what3words.com/animal.twist.edits)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Cooney, REF:1356701

In this convenient location within a few minutes' level walk of the town centre and close to French Weir Park is this South facing 2 double bed roomed mid-terraced period house with 2 reception rooms and enclosed low maintenance 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.