



Located within half a mile of the town centre and offered to the market with no onward chain, this spacious and characterful 3/4-bedroom older-style terraced home provides generous accommodation arranged over three floors. The property features an entrance porch opening into a welcoming hallway, with stairs leading to the first floor. The ground floor offers a large open-plan lounge and dining room showcasing attractive period features, including a feature fireplace with a wood-burning stove and solid wood flooring. A bay window to the front and French doors to the rear provide plenty of natural light and access to the rear courtyard and garden beyond. Before reaching the kitchen, there is a useful study or breakfast area. The kitchen itself is positioned at the rear of the property and fitted with an appealing range of cottage-style matching eye and base level units complemented by solid wooden work surfaces. On the first floor, you'll find three well-proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes. The stunning family bathroom is fitted with a four-piece suite, including a separate shower and a beautiful roll-top bath. The second floor offers a spacious additional bedroom featuring a dormer window with pleasant views towards the town centre. Further benefits include double glazing, gas central heating, and the advantage of no onward chain.



Key Features

- A period terraced house
- 2 reception rooms with a large kitchen
- 4 bedrooms
- Impressive 4-piece modern bath/shower room
- Double glazing
- Gas heating
- Many original character features
- Fully enclosed, low maintenance, pleasant rear garden
- Residents permit parking available
- No onward chain





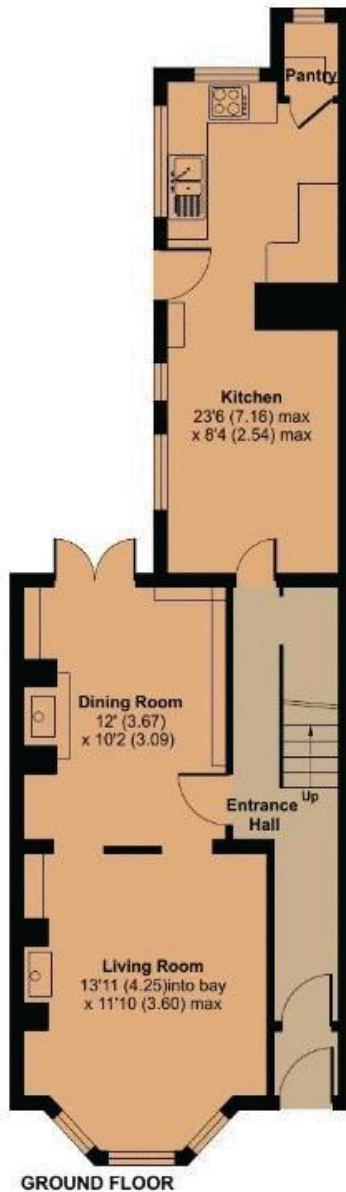
11 Gyffarde Street, Taunton, TA1 1JX

Approximate Area = 1350 sq ft / 125.4 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 1355 sq ft / 125.8 sq m

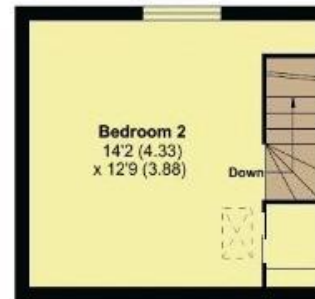
For identification only - Not to scale



Tool Shed
2'11 (0.88)
x 1'10 (0.57)



OUTBUILDING



SECOND FLOOR

Tenure: Freehold

Tax band: D

Property Location:
what3words///cats.bond.plants

Services: The property is connected to mains water, drainage, gas and electricity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£290,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/
Mobile signal/coverage	https://checker.ofcom.org.uk/
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.