



42 Herbert Street, Taunton TA2 6HL

£210,000

GIBBINS RICHARDS 
Making home moves happen

No onward chain / Three bedroomed terrace / Close to train station

A three bedroomed Victoria terrace house, offered to the market with no onward chain. The property does require some internal updating. An ideal opportunity and well priced.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

42 Herbert Street is accessed via a front courtyard garden into a hallway, which in turns leads to a central dining room. There is then an archway through to the sitting room at the front with a bay window and feature fire surround. Whilst to the rear, is a modern fitted kitchen and access to a cupboard side return, ideal as a utility space and also access to the bathroom. There is a sliding patio door to the rear to a west facing courtyard garden with rear pedestrian access. On the first floor there are three first floor bedrooms. The property is offered with double glazing and gas central heating. Whilst some internal modernisation might be deemed favourable, it is nonetheless, an excellent first time buy, family step-up or investment property. The property lies close to various open green spaces and also to Taunton train station and is not far from the town centre. Viewing highly recommended.

90.9 approximate square meter footage

No onward chain

Three bedroomed terrace

Some updating required

Gas central heating and double glazing

Two reception rooms

Cupboard side return / utility

Ground floor bathroom

Popular residential street

Close to Taunton train station

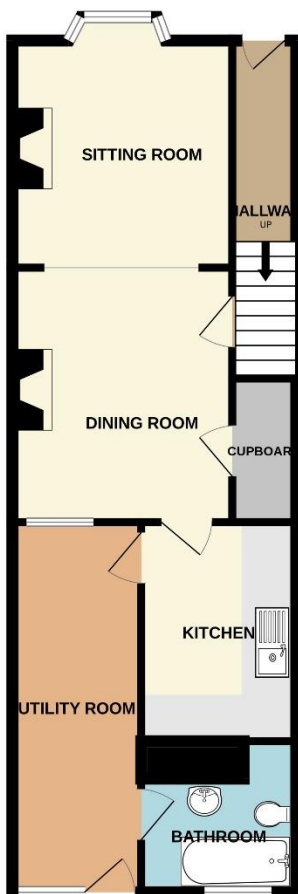




Entrance Hall	
Sitting Room	11' 2" x 10' 10" (3.40m x 3.30m) plus bay.
Dining Room	12' 7" x 11' 3" (3.83m x 3.43m)
Kitchen	10' 8" x 7' 11" (3.25m x 2.41m)
Utility / Lean-to	0' 0" x 18' 3" (0.00m x 5.56m)
Bathroom	7' 11" x 6' 2" (2.41m x 1.88m)
First Floor Landing	
Bedroom 1	14' 2" x 11' 11" (4.31m x 3.63m)
Bedroom 2	12' 9" x 8' 4" (3.88m x 2.54m)
Bedroom 3	12' 1" x 7' 2" (3.68m x 2.18m)
Outside	Rear courtyard garden with rear pedestrian access and a westerly facing aspect.



GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA - 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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