

for sale

£225,000



Kingston Road Taunton TA2 7SN

A spacious **TWO DOUBLE BEDROOM** Victorian **MID-TERRACED** home, conveniently located close to Taunton's **TOWN CENTRE** and **TRAIN STATION**. The property benefits from two reception rooms, a utility room and an enclosed rear garden, making it an ideal **STARTER HOME** or **BUY-TO-LET** investment opportunity.



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Front Door

Leading to...

Entrance Porch

The entrance porch provides a practical and welcoming first impression, offering an ideal space for storing coats and shoes before entering the main living accommodation.

Lounge

A spacious and characterful lounge featuring a large bay window to the front, allowing plenty of natural light to fill the room. The space benefits from attractive period features including high ceilings, decorative coving, exposed wooden floorboards, a

radiator and a gas fireplace with timber surround. Well-proportioned and welcoming, this room offers an ideal setting for relaxing or entertaining.

Kitchen

A modern fitted kitchen comprising white gloss cupboards, wood-effect work surfaces and tiled flooring. The kitchen benefits from an integrated double oven, dishwasher and wine cooler, with a window to the rear allowing natural light into the room. A door provides access through to the utility room.

Utility Room

A useful utility room offering additional storage with an integrated cupboard. The room benefits from a window allowing natural light in, along with a door providing direct access to the rear garden.



First Floor Landing

The first-floor landing provides access to the loft and benefits from an integrated cupboard, with doors leading into...

Bedroom One

A spacious main bedroom offering ample room for a double bed and additional freestanding furniture. The room benefits from two windows allowing plenty of natural light, a radiator, high ceilings and a feature chimney breast, creating a bright and well-proportioned bedroom space.

Bedroom Two

Another well-proportioned second double bedroom offering space for a double bed and additional freestanding furniture. The room benefits from a window allowing natural light in, a radiator, high ceilings and a feature chimney breast, making it a versatile bedroom suitable for guests, children or use as a home office.

Bathroom

A spacious bathroom comprising a panelled bath with tiled surround, separate shower cubicle, pedestal wash hand basin and WC. The room benefits from a rear-facing window allowing natural light in, a radiator and generous floor space, creating a well-proportioned family bathroom.

Outside

Rear Garden

An enclosed rear garden offering a private outdoor space, mainly laid to lawn with fenced boundaries and a paved pathway. The garden also benefits from a gate providing rear access, creating a practical and low-maintenance outdoor area ideal for relaxing, seating or entertaining.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Ground Floor

First Floor

Total floor area 91.3 m² (983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: TTN313639 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313639



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