

for sale

£280,000



## Salisbury Street Taunton TA2 6ND

A beautifully presented TWO DOUBLE BEDROOM END-TERRACE FAMILY HOME, ideally situated in a SOUGHT-AFTER location to the North of the town centre, within easy reach of the TRAIN STATION & LOCAL AMENITIES. This attractive home offers well-maintained accommodation throughout. Early viewing is recommended

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# Salisbury Street Taunton TA2 6ND

## Front Door

Leading to...

## Entrance Hall

The entrance hall provides a welcoming introduction to the property, featuring attractive original Victorian tiled flooring that adds character and period charm, together with a radiator, stairs rising to the first floor, and a door leading into...

## Lounge

The lounge is a beautifully presented reception room, enjoying a wonderful blend of character and contemporary style. A front aspect bay window allows plenty of natural light to pour in, while

the exposed wooden flooring, original chimney breast and attractive wood burner create a warm and inviting focal point.

## Dining Room

The dining room is open through from the lounge, providing an excellent space for both everyday dining and entertaining. Well presented and full of character, the room offers ample space for a family dining table and chairs, benefits from exposed wooden flooring, an original chimney breast, and also includes useful under stairs storage.

## Kitchen

The kitchen is a stylish and well-appointed space, fitted with a modern range of wall and base units with integrated handles, complemented by work surfaces and splashbacks. Integrated



appliances include a fridge/freezer, dishwasher, oven and microwave, with additional space and plumbing for a freestanding washing machine.

Designed with both practicality and modern living in mind, the room also features a breakfast bar, radiator and double doors opening onto the rear garden, creating a bright and sociable space.

### Downstairs W.C

The downstairs WC is fitted with a low level WC and wash hand basin, with a small window to the rear aspect providing natural light and ventilation. The boiler is also located here.

### First Floor Landing

The first floor landing provides access to the insulated loft via a pull-down ladder, with the loft also benefiting from partial boarding and lighting. The landing also features integrated storage and doors leading to the bedrooms and bathroom.

### Bedroom One

A bright and generously sized double bedroom, benefiting from two windows to the front aspect which allow plenty of natural light to flood in. The room also features carpeted flooring, a radiator and integrated wardrobes, providing excellent built-in storage.

### Bedroom Two

Another double bedroom, benefiting from a window to the rear aspect allowing for natural light. The room also features carpeted flooring, a radiator and an original chimney breast, adding character and charm.

### Bathroom

The bathroom is a spacious and well-appointed room, fitted with

a panelled bath, separate shower cubicle, pedestal wash hand basin and low level WC. Further benefits include a heated towel rail, wood-effect flooring and two obscured windows providing natural light and ventilation.

### Outside

#### Rear Garden

The rear garden is a low maintenance outdoor space, thoughtfully arranged with a patio area and artificial lawn, providing an ideal setting for relaxing and entertaining. Enclosed by timber fencing and enjoying double gated access to the rear, it offers both privacy and practicality, together with the added benefit of two external power sockets, an outside tap and a security camera.

#### 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.





Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx

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53 High Street  
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Property Ref: TTN313586 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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