



FOR SALE

Guide Price £270,000

South Street, Taunton



Step into timeless elegance with this beautiful Victorian family home, perfectly combining classic period charm with modern family living. Situated in a highly desirable neighbourhood, this property is ready for you to move straight in and start creating memories. A charming and beautifully presented Victorian family home blending timeless period character with a highly functional layout. This property offers bright, well-proportioned living spaces throughout, making it an ideal choice for growing families or professionals seeking a home in a premier residential area. The ground floor welcomes you with a traditional flow, featuring a spacious bay-fronted sitting room perfect for relaxing evenings. A separate formal dining room offers an excellent space for entertaining. To the rear, the home extends into a bright kitchen and a dedicated breakfast room, creating a wonderful hub for daily family life. A practical cloakroom completes the ground-floor layout. Upstairs, the property boasts three well-proportioned bedrooms, each filled with natural light and retaining delightful period features. The bedrooms are served by a central family bathroom. The entire property benefits from efficient gas central heating, ensuring comfort throughout the seasons. The rear of the property features a fully enclosed garden, thoughtfully designed for low maintenance. This private outdoor space offers a secure environment for children to play and a peaceful setting for alfresco dining, without the burden of extensive upkeep. Situated in one of the area's most sought-after locations, the property enjoys close proximity to highly regarded schools, boutique shops, and excellent transport links. Offered to the market with no onward chain, this home is ready for immediate occupation and hassle-free purchasing.





Accommodation

Front door opening to:-

Entrance Lobby

With a feature tiled floor, ceiling light and glazed door to:-

Entrance Hall

With exposed wooden floor, stairs to the first floor accommodation, radiator, ceiling light, door to:-

Dining Room

c.12'5 x 12'2 (3.78m x 3.70m)

With glazed patio doors to the rear garden, a built-in storage cupboard with display cabinet over, radiator, dado rail, serving hatch from the kitchen, coving to the ceiling, ceiling light, a feature archway through to:-

Sitting Room

c.14'2 x 11'2 (4.31m x 3.40m)

With a sash window to the front aspect, a Victorian fireplace with decorative surround and hearth, radiator, television point, dado rail, coving to the ceiling, ceiling light.

Kitchen

c.9'4 x 8'10 (2.84m x 2.96m)

With a window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and point for an electric cooker with extractor cooker hood over, feature tiled floor, tiling to splash prone areas, wall mounted gas combi boiler for the hot water and central heating, ceiling light, door through to:-





Breakfast Room
c.8'9 x 8'5 (2.66m x 2.56m)
With a glazed door and window to the side aspect, plumbing for a dishwasher, radiator, 2 ceiling lights, door through to :-

Cloakroom
With a feature round window to the side aspect, low-level WC, wash hand basin with tiled splash back, radiator, extractor fan, 2 spotlights, space and plumbing for a washing machine.

Landing
With access to the loft space, ceiling light, doors to:-

Bedroom 1
c.12'4 x 12'1 (3.75m x 3.68m)
With a window to the rear elevation, radiator, feature Victorian fireplace, coving to the ceiling, ceiling light.

Bedroom 2
c.11'7 x 9'8 (3.53m x 2.94m)
With a sash window to the front elevation, a feature Victorian fireplace, built-in wardrobes and storage cupboards, radiator, coving to the ceiling, ceiling light.





Bedroom 3
c.8'8 x 6'7 (2.64m x 2.00m)
With a sash window to the front elevation,
radiator, dado rail, coving to the ceiling,
ceiling light.

Family Bathroom
With a window to the rear elevation, a suite
comprising of a bath with shower over,
pedestal wash hand basin, close coupled
WC, radiator, feature tiled floor, tiling to
splash prone areas, a built-in airing
cupboard with shelving and radiator, ceiling
light.

Outside
The rear garden is laid to a split-level patio,
with a grape vine and outside water supply.

Council Tax Band :- C

Construction :- Brick under a tiled roof.

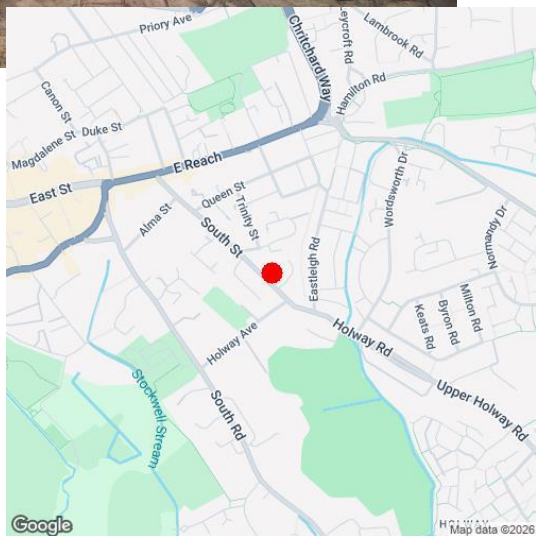
Utilities :- Mains electric, gas, water and
drainage.

Flood Risk :- Surface very low, river and sea
very low.

Primary School Catchment :- St James
Primary.

Secondary School Catchment :- Bishop
Fox's.





Directions

Proceed out of Taunton along Silver Street, turn left into Almas Street, at the bottom turn right into South Street and the property will be found on your right at the top of the road.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

South Street, Taunton

Awaiting floorplan

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

