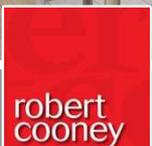




23 St Augustine Street Taunton TA1 1QJ

£225,000



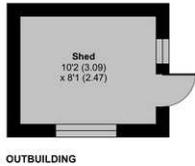


23 St. Augustine Street, Taunton, TA1 1QJ

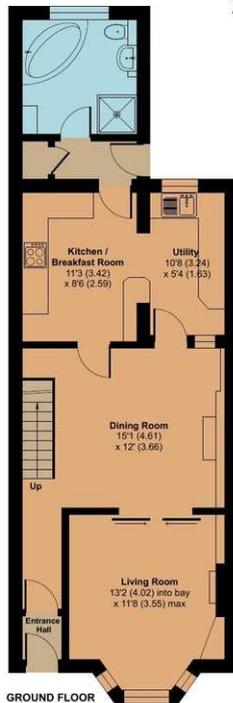
Approximate Area = 1109 sq ft / 103 sq m
Outbuilding = 82 sq ft / 7.6 sq m
Total = 1191 sq ft / 110.6 sq m
For identification only - Not to scale

Features

- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen / Breakfast Room
- Utility Room
- Rear Hall with door to garden
- Downstairs Bathroom with separate shower
- Master Bedroom with fitted wardrobes
- 2 further Bedrooms
- Separate WC
- Enclosed courtyard garden to rear with rear access
- Gas central heating
- Double glazing
- Council tax band B
- What3words: [///plenty.undulation.fines](https://www.what3words.com/#!/plenty.undulation.fines)



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Robert Cooney. REF: 1429208

Within a few minutes' easy walking distance of the town centre is this well presented South facing 3 bedroomed Victorian mid-terraced house with enclosed courtyard garden to rear. No onward chain.



Viewing strictly through the selling agents:

Robert Cooney

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**robert
cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.