

FOR SALE

Guide Price £190,000

Greenbrook Terrace, Taunton



An exciting opportunity to purchase a charming 3-bed Victorian mid-terrace in central Taunton. Offered with no onward chain, it features 2 reception rooms, a kitchen, and a rear patio. Needs updating throughout ideal for investors or buyers wanting a blank canvas. Permit parking.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

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.

An exciting opportunity to purchase a charming three bedroom mid-terrace Victorian home situated in a highly convenient town centre location. Offered to the market with no onward chain, this character property features two distinct reception rooms and a low maintenance rear patio garden.

While the property benefits from double glazing and gas central heating, it now requires updating and redecoration throughout. It provides the perfect blank canvas for an investor looking for a rewarding project, or a first-time buyer wanting to put their own stamp on a character home.

Key Features

Three Bedrooms: Generous bedroom space arranged over the first floor.

Two Reception Rooms: A separate sitting room and dining room, offering flexible living layouts.

Investment Potential: Ideal project property requiring updating and cosmetic upgrades.

Outside Space: A small, fully enclosed rear patio garden perfect for low maintenance outdoor seating.

Prime Location: Positioned within short walking distance of Taunton town centre, local amenities, and excellent schooling catchments (including North Town Primary School).

Ground Floor:

Entrance Hallway: Leading to the primary ground floor living spaces and stairs to the first floor.

Sitting Room: Featuring a front facing double glazed window and potential to reinstate a focal fireplace or feature styling.

Dining Room: A second versatile reception space perfect for family dining or a secondary lounge layout.

Kitchen: Positioned to the rear of the property with a range of floor and base units.

Family Bathroom: Located on the ground floor.

First Floor:

Landing: Giving access to the loft space and bedrooms.

Bedroom 1: A generous main double bedroom overlooking the front elevation.

Bedroom 2: A secondary double bedroom overlooking the rear aspect.

Bedroom 3: A practical third bedroom, ideal as a child's room or a home office workspace.

Sitting Room c.13'11 x 11'6 max (4.24m x 3.50m)

Dining Room c.12'5 x 12'4 (3.78m x 3.78m)

Kitchen c.14'10 x 9'11 (4.52m x 3.02m)

Bedroom 1 c.13'11 x 12'5 (4.24m x 3.70m)

Bedroom 2 c.12'2 x 9'11 (3.70m x 3.02m)

Bedroom 3 c.10'3 x 8'6 (3.12m x 2.59m)



Outside:

To the rear is a small, fully enclosed patio garden. The outdoor space is highly manageable and serves as a private suntrap area for alfresco dining.

On-street permit parking is available directly to the front of the terrace.

Location: Greenbrook Terrace is a quiet but central row of terrace homes situated just minutes from Taunton's main shopping high street, restaurants, and transport links.

Council Tax Band :- B

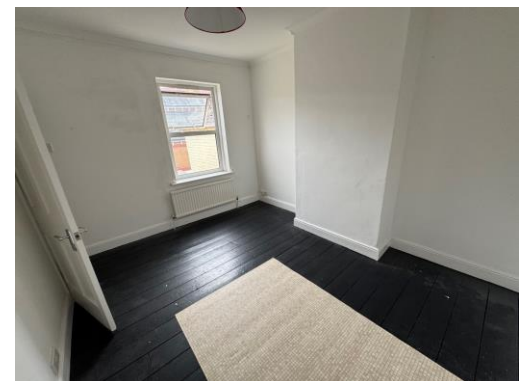
Construction :- Brick under a tiled roof with double glazing.

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

Flood Risk :- Medium.

Primary School Catchment :- North Town Primary School

Secondary School Catchment :- Taunton Academy



Awaiting epc

Awaiting floorplan

Directions

From TRG Lawrence & Son's office proceed on foot along Wood Street, at the end cross the road and continue into Greenbrook Terrace and the property will be found on your left.

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.

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