



Grays Road | | Taunton | TA1 3BA

Asking Price £200,000



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Nestled on Grays Road in the charming town of Taunton, this delightful terraced house offers a perfect blend of character and modern living. Built around 1900, the property boasts an inviting atmosphere with its older architectural features, including beautiful fireplaces that add warmth and charm to the reception rooms.

Spanning an impressive 1,076 square feet, this home comprises two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its prime location. Situated close to Taunton town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. Additionally, excellent travel links ensure that commuting to nearby areas is both convenient and efficient.

For those with vehicles, permit parking is available, providing peace of mind and ease of access. This terraced house on Grays Road is a wonderful opportunity for anyone seeking a home that combines historical charm with modern conveniences in a vibrant community. Don't miss the chance to make this lovely property your own.

Sitting Room

11'5" x 10'4" (3.49m x 3.15m)

This inviting sitting room features a charming bay window flooding the space with natural light. The focal point is a traditional brick fireplace housing a wood-burning stove, complemented by built-in shelves on either side, ideal for books or decorative items. The warm wooden floorboards add to the room's cosy atmosphere, making it a perfect spot to relax.

Dining Room

12'6" x 12'1" (3.82m x 3.68m)

A spacious dining room that continues the theme of wooden flooring and features another exposed brick fireplace, which adds character and warmth. A large window ensures the room is bright throughout the day. The room can comfortably accommodate a dining table and chairs, making it ideal for family meals or entertaining guests. The dining room also connects directly to the kitchen and hall, facilitating easy movement through the home.

Kitchen

10'6" x 8'3" (3.20m x 2.52m)

The kitchen is fitted with light wood cabinetry and dark countertops, providing ample storage and workspace. Integrated appliances include a gas hob with stainless steel splashback, and there is a built-in oven and space for a washing machine. The kitchen benefits from a window above the sink overlooking the rear and direct access to the outside, allowing for good ventilation and natural light.





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Bedroom 1

15'2" x 10'10" (4.62m x 3.31m)

The main bedroom is bright and airy with a large window and wooden flooring throughout. It features a modern fitted wardrobe along one wall, offering generous storage space. A simple cast iron fireplace adds a touch of period charm to the otherwise contemporary feel of the room.

Bedroom 2

12'5" x 9'1" (3.78m x 2.76m)

This second bedroom is a comfortable and practical space with wooden flooring and a window providing natural light. The room is set up as a home office in the photos but would easily lend itself to use as a guest or child's bedroom.

Bathroom

11'4" x 8'3" (3.45m x 2.52m)

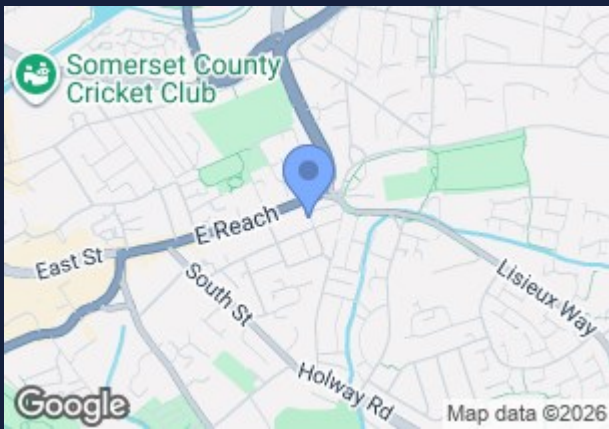
A spacious bathroom featuring a freestanding clawfoot bath and a separate walk-in shower with glass screen. The walls are partially tiled in neutral tones, and there is a window for natural light and ventilation. The bathroom also includes a pedestal basin and a close-coupled WC, with tiled flooring underfoot, creating a clean and contemporary feel.

Rear Garden

The rear garden offers a low-maintenance outdoor space with a raised decking area ideal for alfresco dining or relaxing. The rest of the garden is paved, bordered by dark fencing, and decorated with a variety of potted plants, creating a private and pleasant setting for outdoor enjoyment.

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned



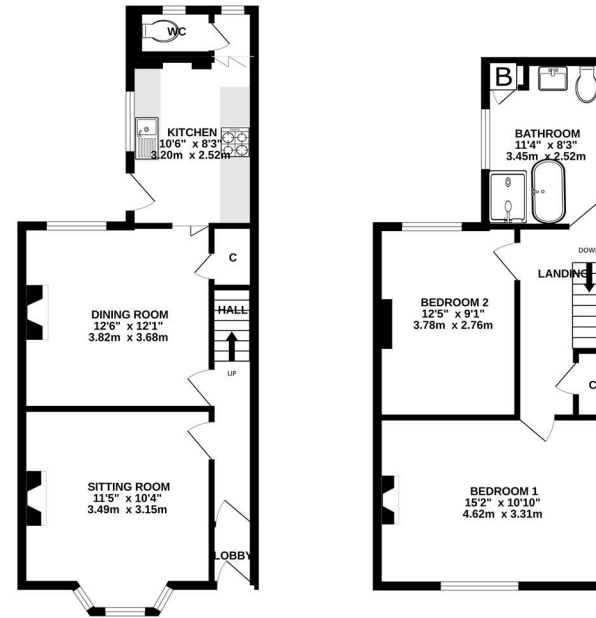
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- 2 reception rooms
- 2 spacious bedrooms
- 1 modern bathroom
- Terraced house charm
- Historic 1900 build with fire places
- Older character property
- Located on Grays Road
- Close to Taunton amenities
- 1,076 sq ft of space
- Ideal for families

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency can be given.
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Council Tax Band B

EPC Rating D



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