



**FOR SALE**

**Guide Price £285,000**

**South Street, Taunton**



A lovely Victorian family home, boasting 3 bedrooms, sitting room, dining room, kitchen, breakfast room, cloakroom, family bathroom, gas central heating, many character features and a fully enclosed low maintenance garden, the property is available with no onward chain and is situated in a much sought-after location.





## 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.**

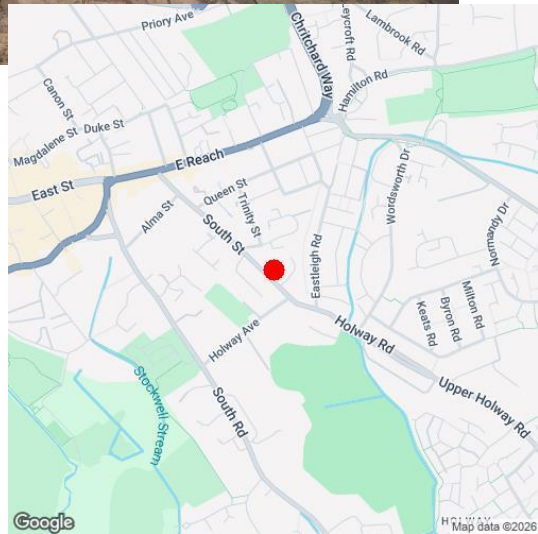
**Utilities :- Mains electric, gas, water and drainage.**

**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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](http://www.trglawrenceandson.co.uk)

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

