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Tenure: Freehold

Services: Mains Water, Mains Gas, Mains Drainage, mains electricity

Local Authority: Somerset Council, Country Hall, The Crescent, Taunton, TA1 4DY

Property Location: <https://what3words.com/belong.cares.calm>

Council Tax Band: B

Broadband Availability: Ultrafast up to 1800 Mbps download & 220 Mbps upload

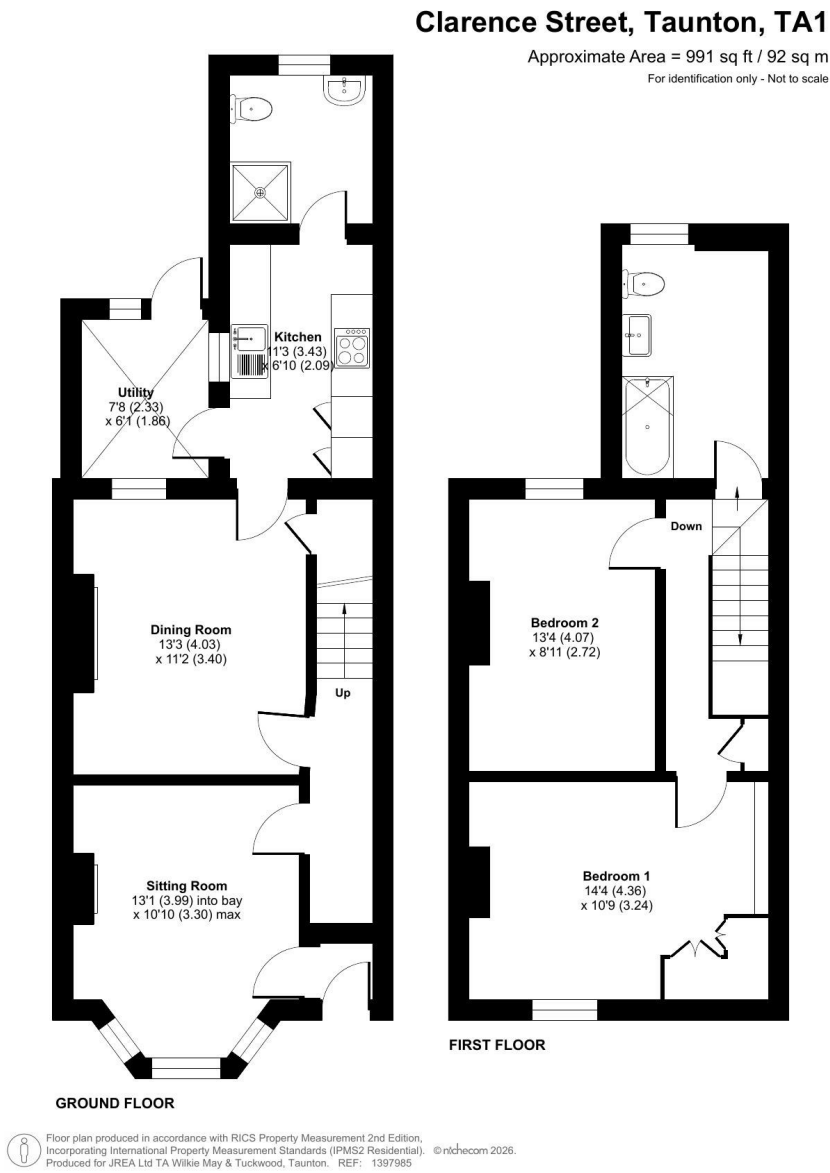
Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea – Very Low. Surface Water – Very Low

GENERAL REMARKS AND STIPULATIONS:



Floor Plan



Description

- Victorian Terrace Home
- Two Bedrooms
- Two Reception Rooms
- uPVC D/G & Gas C/H
- Close Proximity To Town & French Weir Park
- Vacant Possession

Situated in the sought after residential location of French Weir, within walking distance of Taunton town centre and French Weir park is this two bedroom Victorian terrace home.

The property which is offered to the market with vacant possession is benefitted by uPVC double glazing and gas central heating and is further enhanced by a private, enclosed courtyard garden with gated rear access. Of note the property is also well situated within easy reach of Musgrove Park Hospital, Castle school, Longrun Meadow and North town Primary school.



In brief the accommodation comprises: Living room with front aspect window, separate dining room with access through to the kitchen. The kitchen is fitted with a range of base units, roll edge work surfaces and splashbacks, there is space for a cooker, washing machine and under counter fridge and freezer as well as a wall mounted gas boiler. There is access to a lean to and ground floor shower room. The shower room comprises of W/c, wash hand basin and a walk in shower.

To the first floor are two bedrooms along with a re-fitted family bathroom suite comprising

of w/c, wash hand basin, bath with surround and chrome towel rail. Externally is a low maintenance courtyard garden with gated rear access. Clarence Street is set within an area of residents permit parking – permits can be purchased from Somerset Council.

