

25 Maxwell Street

Taunton, Somerset, TA2 6HR

James Gray

ESTATE AGENTS

A well presented and much improved Victorian terraced house with useful loft room, extended kitchen and enclosed rear garden, occupying a convenient location close to the railway station and town centre

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Key features

- Sitting room with bay window and wood burning stove
- Dining room with built-in cupboards and feature Victorian fireplace
- Kitchen/breakfast room with double doors to rear garden
- Utility room and Cloakroom
- Principal bedroom with built in wardrobes
- Second bedroom with Victorian fireplace
- First floor bathroom with separate shower
- Useful attic room
- Enclosed courtyard garden with rear access
- Convenient location close to the railway station and town centre

Services

All mains services connected. Gas central heating

EPC rating

Band C (69)

Council tax

Band B

















Total area: approx. 112.2 sq. metres

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Homefield View North, Prockters Farm, West Monkton, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

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