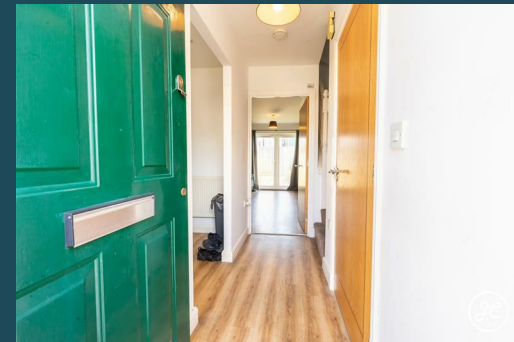


Mitre Court
Taunton
TA1 3ER



JOSEPH CASSON
the estate agency your home deserves





£189,950

- Attractive Mid-Terraced Property
- Constructed in 2004 by Summerfield Homes
 - Two Double Bedrooms
 - One Bathroom
 - Lounge/Diner
 - Kitchen
 - Cloakroom
- Enclosed Rear Courtyard Garden
 - One Parking Space
 - No Onward Chain

NO ONWARD CHAIN. Explore this two double bedroom mid-terraced home, positioned just off Victoria Gate on the eastern side of Taunton. The location is a real highlight, with Victoria Park at the end of the road, offering green open space, a playground, playing fields, dog-walking areas, and even a volleyball court. A primary school and GP surgery are also close by, making this an especially convenient spot.

Built by Summerfield Homes in 2004, the property has been thoughtfully designed and is offered to the market with no onward chain.

ACCOMMODATION

Ground Floor

Entrance Hall

Cloakroom

Kitchen - 2.75m x 1.78m (9'0" x 5'10")

Lounge/Diner - 4.71m x 3.78m (15'5" x 12'4")

First Floor

Landing

Bedroom One - 3.78m x 2.75m (12'4" x 9'0")

Bedroom Two - 3.78m x 2.64m (12'4" x 8'7")

Bathroom - 1.69m x 1.72m (5'6" x 5'7")

Outside

Rear Courtyard Garden

One Allocated Parking Space

LOCATION

Mitre Court is a desirable neighborhood in Taunton, celebrated for its closeness to the lovely Victoria Park—perfect for relaxed walks and outdoor fun. Just a short distance away is the local primary school, doctors' surgery, and the lively centre of Taunton with an array of shops, eateries, and entertainment options. Easy access to London Paddington from the nearby train station and convenient commuting via the M5 make this location ideal!

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: C

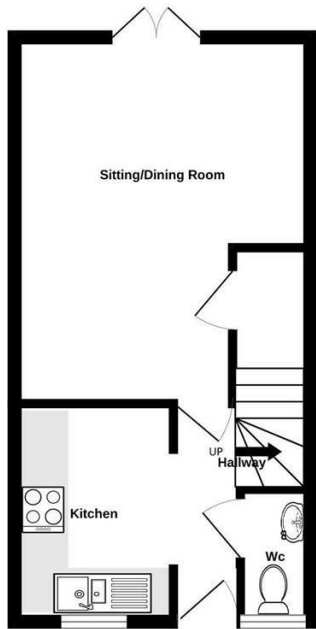
Council Tax Band: B

UTILITIES

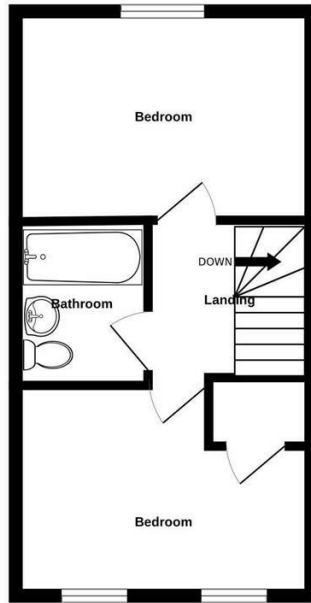
Water supply: Mains



Ground Floor



1st Floor



Whilst 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 error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Sewerage: Mains
 Electricity Supply: Mains
 Mains Gas Supply: Yes
 Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

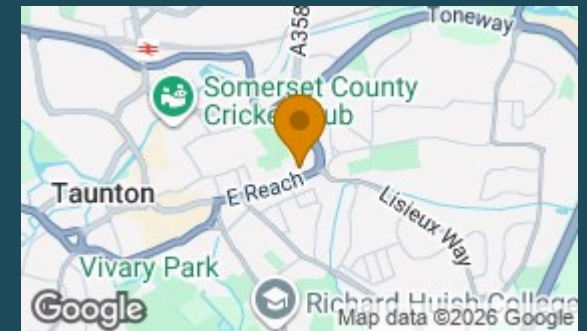
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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