

FOR SALE

Guide Price £270,000

Jubilee Street, Taunton



A lovely Victorian family home, presented in very good decorative order throughout, boasting sitting room, dining room, kitchen/breakfast room, family bathroom, 3 bedrooms, gas central heating, double glazing and a fully enclosed garden, the property is situated ideal for the town and train station alike.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

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

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With exposed wooden floor, radiator, stairs to the first floor accommodation, open plan through to:-

Dining Room

c.14'1 x 12'3 (4.29m x 3.73m)

With a continuation of wooden floor, radiator, ceiling light, open plan through to :-

Sitting Room

c.13'2 into bay x 10'8 (4.01m x 3.25m)

With double glazed bay window to the front aspect, radiator, gas real flame fire with decorative surround, television point.

Kitchen/Breakfast Room

c.16'6 max x 13'10 max (L-Shape) (5.02m x 4.21m)

With double glazed window and door to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric double oven and 4 ring hob with extractor cooker hood over, space and plumbing for a washing machine, space for a tumble dryer, built-in dishwasher, feature tiled floor, radiator, door to :-

Family Bathroom

With a double glazed window to the rear aspect, a suite comprising of a fully tiled shower cubicle, bath with mixer tap and shower handset, low-level WC, vanity wash hand basin with storage under, all walls benefiting from being fully tiled, heated towel rail, tiled floor, 2 ceiling lights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.11'6 x 11'6 (3.50m x 3.50m)

With a double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light.



Bedroom 2

c.12'2 x 8'9 (3.70m x 2.66m)

With a double glazed window to the rear elevation, radiator, ceiling light.



Bedroom 3

c.9'6 x 7'1 (2.97m x 2.15m)

With a double glazed window to the rear elevation, radiator, ceiling light.



Outside

The rear garden is fully enclosed and offers a patio with raised lawn.

Council Tax Band :- B

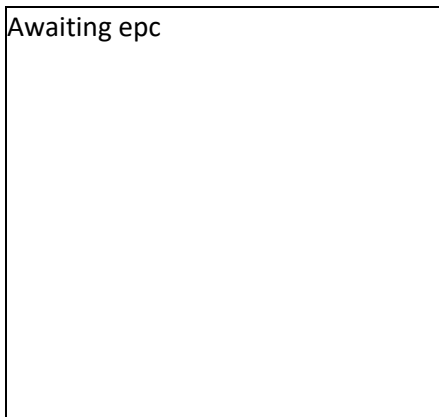
Construction :- Brick under a tiled roof with double glazing.

Utilities :- Main electric, gas, water and drainage.

Flood Risk :- Surface very low, river and sea very low.



Awaiting epc



Awaiting floorplan

Directions

From TRG Lawrence & Son proceed along Station Road passing the train station, stay left and proceed into Greenway Road, Jubilee Street will be found on your left.

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.

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