



GIBBINS RICHARDS 

26 Trinity Street, Taunton TA1 3JG

£235,000

GIBBINS RICHARDS   
Making home moves happen

A two bed Victorian terrace home located in the favoured Trinity area, close to Taunton's town centre. The property has been updated in recent years and the accommodation consists of; entrance hall, sitting room, modern kitchen, utility, ground floor shower room, two first floor double bedrooms, both with en-suite shower rooms. externally the property benefits from residents permit parking and a low maintenance garden with rear access gate. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is conveniently located being within the popular Trinity area of the town, which is within easy walking distance of the town centre, which provides a wide and comprehensive range of facilities. The accommodation is warmed by gas central heating via a combination boiler which is situated in the utility room.

TWO DOUBLE BEDROOMS  
TWO EN-SUITES  
GROUND FLOOR SHOWER ROOM  
UTILITY ROOM  
LOW MAINTENANCE REAR GARDEN  
CLOSE TO AMENITIES  
GAS CENTRAL HEATING  
WELL PRESENTED ACCOMMODATION  
NO ONWARD CHAIN



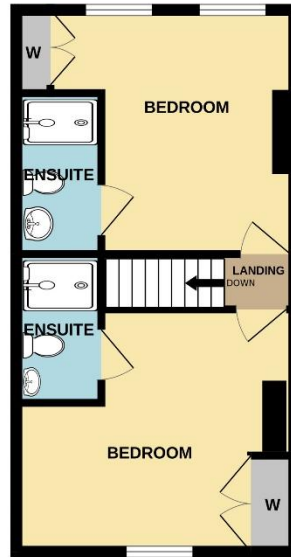
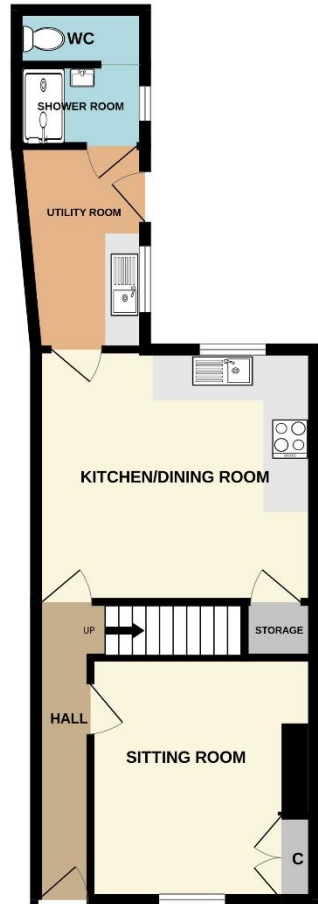


Entrance Hall	15' 0" x 3' 0" (4.57m x 0.91m)
Sitting Room	12' 0" x 9' 0" (3.65m x 2.74m) Storage cupboard.
Kitchen	13' 0" x 12' 0" (3.96m x 3.65m)
Utility Room	9' 0" x 6' 0" (narrowing to 5') (2.74m x 1.83m)
Shower Room	3' 11" x 6' 0" (1.19m x 1.83m)
Cloakroom	7' 0" x 2' 0" (2.13m x 0.61m)
First Floor Landing	
Bedroom 1	12' 0" x 8' 0" (3.65m x 2.44m) Built-in wardrobes. Access to loft space.
En-suite Shower Room	8' 0" x 4' 0" (2.44m x 1.22m)
Bedroom 2	13' 0" (narrowing to 8') x 12' 0" (narrowing to 7') (3.96m x 3.65m) Built-in wardrobes.
En-suite Shower Room	7' 0" x 4' 0" (2.13m x 1.22m)
Outside	To the front of the property is residents permit parking. Low maintenance rear garden with access gate.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.6 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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