



GIBBINS RICHARDS 

27 Trinity Street, Taunton TA1 3JG

£250,000

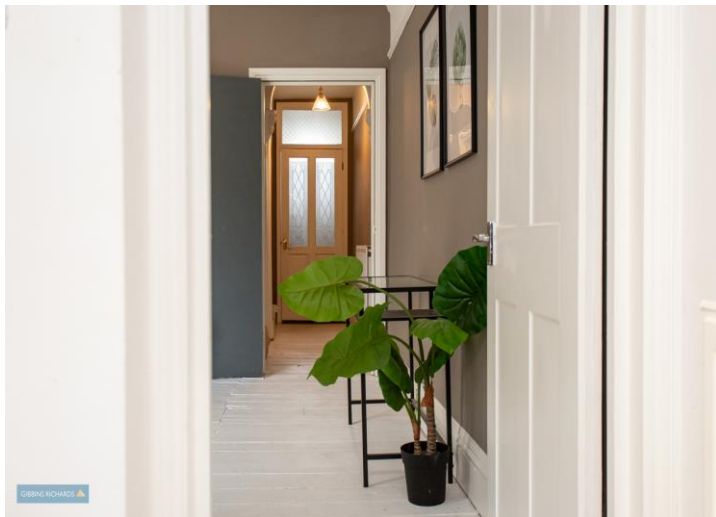
GIBBINS RICHARDS 
Making home moves happen

A three bed Victorian end of terrace home located in the favoured Trinity area, close to Taunton's town centre. The property offers spacious accommodation over three floors consisting of; entrance hall, sitting room, kitchen and utility room leading to a cellar. On the first floor are two bedrooms, a four piece family bathroom and a further bedroom on the second floor. Externally the property benefits from a single garage and a hard landscaped rear garden. 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.

END OF TERRACE HOME
THREE BEDROOMS - INCLUDING CONVERTED LOFT BEDROOM
GARAGE
RESIDENTS PERMIT PARKING
UTILITY ROOM
GAS CENTRAL HEATING
CLOSE TO AMENITIES
NO ONWARD CHAIN

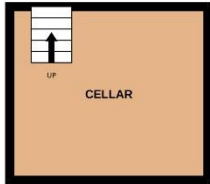




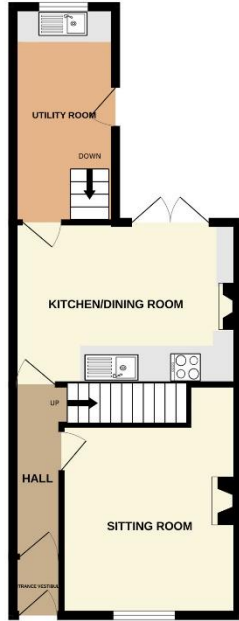
| | |
|---------------------|--|
| Hall | 15' 0" x 3' 0" (4.57m x 0.91m) |
| Kitchen | 14' 0" x 12' 0" (4.26m x 3.65m) French doors leading to the rear garden. |
| Sitting Room | 11' 10" x 11' 0" (3.60m x 3.35m) Under stairs storage cupboard. |
| Utility Room | 13' 0" x 6' 0" (3.96m x 1.83m) Stairs leading to the cellar. |
| First Floor Landing | |
| Bedroom 1 | 14' 0" x 11' 11" (4.26m x 3.63m) |
| Bedroom 2 | 9' 11" x 7' 0" (narrowing to 6') (3.02m x 2.13m) |
| Family Bathroom | 10' 0" x 6' 0" (3.05m x 1.83m) Four piece suite. |
| Second Floor | |
| Bedroom 3 | 13' 10" (narrowing to 4' 11") x 13' 0" (narrowing to 8') (4.21m x 3.96m) |
| Outside | To the front of the property is residents permit parking. Hard landscaped rear garden and a single garage. |



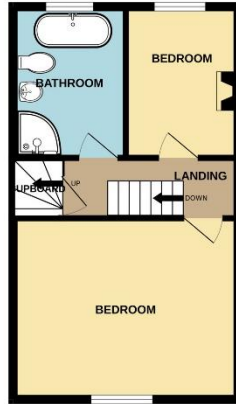
BASEMENT LEVEL
142 sq.ft. (13.2 sq.m.) approx.



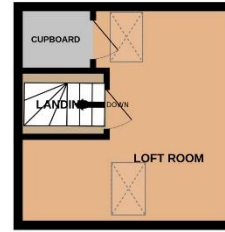
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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 £30 + VAT (£36) 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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