



25 Trinity Street, Taunton, TA1 3JG
£165,000

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GREAT POTENTIAL! A spacious Victorian Home located in a favoured area within walking distance of the town centre. Accommodation is in need of some updating and includes: hall, sitting room, dining room, kitchen, conservatory, WC, two double bedrooms and first floor bathroom. Enclosed garden. Gas central heating. Energy rating : D-59

THE PROPERTY

This bay fronted Victorian terrace property provides generous size accommodation which is in need of some cosmetic refurbishment. Within the property there are two reception rooms, fitted kitchen, conservatory and wc, whilst to the first floor there are two double bedrooms and a bathroom. To the outside is a courtyard garden with storage shed. The property is located in a favoured area close to Trinity church whilst the town centre is within comfortable walking distance.

- VICTORIAN TERRACE
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- COURTYARD GARDEN
- GAS CENTRAL HEATING
- WALKING DISTANCE OF TOWN CENTRE
- RESIDENT PERMIT PARKING ZONE
- NO CHAIN

Hall	
Living Room	14' 2" into bay x 11' 3" (4.31m x 3.43m)
Dining Room	14' 10" x 12' 8" (4.52m x 3.86m) With under stairs storage cupboard.
Kitchen	10' 8" x 5' 4" (3.25m x 1.62m)
Lobby	With wc.
Conservatory	8' 8" x 7' 10" (2.64m x 2.39m)
First Floor Landing	
Bedroom 1	14' 11" x 12' 0" (4.54m x 3.65m)
Bedroom 2	13' 9" x 8' 5" (4.19m x 2.56m)
Bathroom	9' 0" x 5' 0" (2.74m x 1.52m) Containing boiler cupboard.
Outside	Enclosed courtyard rear garden with storage shed.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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