



26 Clarence Street, Taunton TA1 1XA  
£209,950

**GIBBINS RICHARDS**   
Making home moves happen



A beautifully presented and recently refurbished Victorian home located in a no through road within walking distance of the town centre, river footpath and picturesque French Weir Park. Gas centrally heated accommodation includes: entrance lobby, hall, living room, dining room, newly fitted kitchen, 3 first floor bedrooms, cloakroom and newly fitted bathroom. Private courtyard to rear with river access. Energy rating : D-61

**THE PROPERTY**

An internal viewing is an absolute must to fully appreciate this beautifully presented and well refurbished Victorian home. Numerous improvements have been carried out in recent months including a newly installed kitchen, bathroom and the installation of a first floor bathroom as well as re-plastering, re-decorating, new carpets etc. The property is located in a pleasant no-through road position with direct access from a private rear garden onto a river bank path, whilst the picturesque French Weir park and town centre are all within comfortable walking distance.

BEAUTIFULLY REFURBISHED TOWN HOUSE

NEWLY FITTED KITCHEN AND BATHROOM

2 RECEPTIONS

3 BEDROOMS

FIRST FLOOR BATHROOM

FIRST FLOOR CLOAKROOM

LOW MAINTENANCE GARDEN

PERMIT PARKING

NO CHAIN







Entrance Lobby

Entrance Hall

With stairs to first floor.

Living Room

12' 5" x 10' 10" (3.78m x 3.30m) Double glazed bay window and real flame gas fire. Opens to:

Dining Room

13' 2" x 11' 3" (4.01m x 3.43m) Double glazed French doors to garden and large under stairs storage cupboard.

Newly Fitted Kitchen

10' 10" x 6' 11" (3.30m x 2.11m) Attractively fitted with built-in oven and hob, space for upright fridge freezer and recess for washing machine, concealed combination gas fired boiler.

First Floor Landing

Storage cupboard. Access to loft space.

Bedroom 1

14' 2" x 10' 8" (4.31m x 3.25m)

Bedroom 2

8' 9" x 8' 7" (2.66m x 2.61m)

Bedroom 3

7' 5" x 7' 0" (2.26m x 2.13m)

Cloakroom

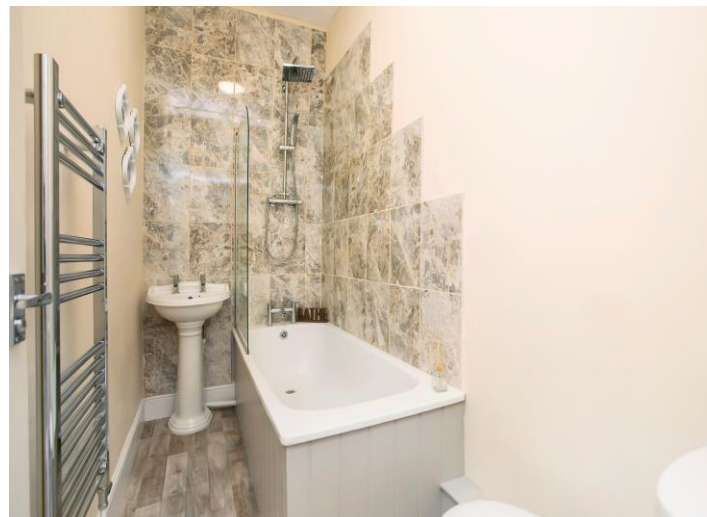
With wc and wash basin.

Bathroom

8' 7" x 4' 2" (2.61m x 1.27m) Newly fitted with panelled bath, shower and mixer, wc and wash basin.

Outside

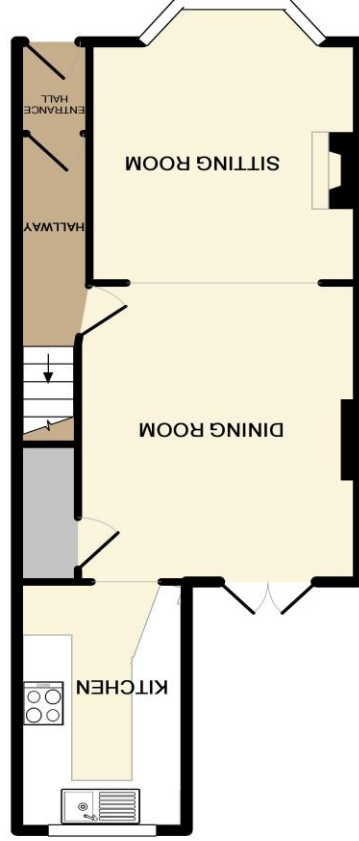
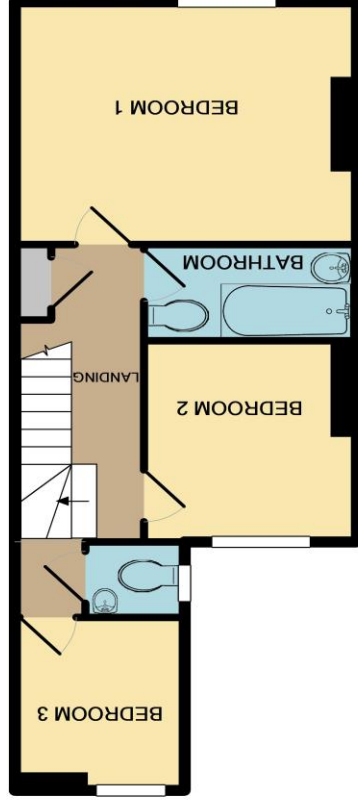
Courtyard and gravelled rear garden which offers a good degree of privacy with rear access onto river bank.





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.

1ST FLOOR  
APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR AREA 413 SQ.FT. (38.4 SQ.M.)