



20 Leslie Avenue, Taunton TA2 6JN  
Offers in Excess of £250,000

GIBBINS RICHARDS   
Making home moves happen

A three bed Victorian end of terrace home in need of modernisation, located in the sought after Rowbarton area of Taunton. The spacious accommodation consists of; entrance hall, two reception rooms, kitchen/breakfast room, ground floor shower room, three first floor bedrooms, family bathroom and a useful attic room. Externally the property benefits from an enclosed rear garden and access to residents permit parking. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

This spacious bay fronted Victorian home occupies a pleasant position which overlooks a local green. Local facilities are close to hand, whilst Taunton town centre is approximately two miles distant. The mainline intercity railway station and Taunton school are within walking distance.

VICTORIAN TERRACE HOME  
THREE BEDROOMS  
USEFUL ATTIC ROOM  
TWO BATHROOMS  
IN NEED OF MODERNISATION  
ENCLOSED REAR GARDEN  
RESIDENTS PERMIT PARKING  
GAS CENTRAL HEATING  
CLOSE TO AMENITIES  
NO ONWARD CHAIN

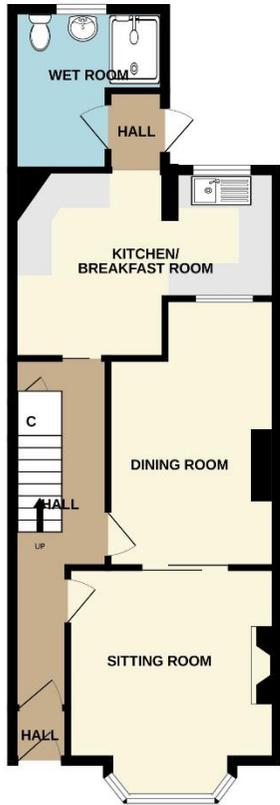




Entrance Hall	Stairs to first floor.
Sitting Room	11' 3" x 11' 0" (3.43m x 3.35m) plus bay window
Dining Room	15' 7" (narrowing to 12' 2") x 9' 1" (4.75m x 2.77m)
Kitchen	14' 8" (narrowing to 8' 8") x 9' 9" (4.47m x 2.97m)
Wet Room	9' 0" (narrowing to 5' 5") x 6' 8" (2.74m x 2.03m)
First Floor Landing	
Bedroom 1	15' 0" x 11' 3" (narrowing to 8') (4.57m x 3.43m)
Bedroom 2	15' 2" x 9' 0" (narrowing to 5' 7") (4.62m x 2.74m)
Bedroom 3	9' 0" x 8' 7" (2.74m x 2.61m) Housing the central heating boiler.
Bathroom	10' 6" x 5' 5" (3.20m x 1.65m)
Second Floor	
Loft Room/ Bedroom 4	13' 7" x 12' 0" (4.14m x 3.65m)
Outside	Enclosed rear courtyard garden.



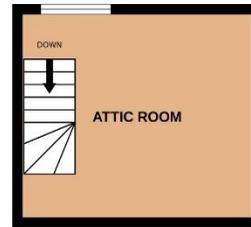
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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