



62 South Street, Taunton TA1 3AF
£195,000

GIBBINS RICHARDS 
Making home moves happen

A MUST VIEW! This two-bedroom Victorian terraced home is conveniently located and consists of the following accommodation; Sitting room, kitchen/diner, newly fitted shower room and two double bedrooms. With a fair sized south west facing rear garden and off-road parking for one car.

Tenure: Freehold / Energy Rating: D-64 / Council Tax Band: B

The property is located within walking distance of the town centre, which provides a wealth of shopping and leisure facilities. Due to the properties fantastic location, condition and price, an early internal viewing is strongly advised. The home is beautifully presented with a mixture of modern decoration and period features including the fireplace. The south west facing rear garden benefits from a good degree of privacy and is mostly laid to lawn.

CONVENIENTLY LOCATED
TWO DOUBLE BEDROOMS
PERIOD PROPERTY
OFF ROAD PARKING
SOUTH WEST FACING REAR GARDEN
NEWLY FITTED SHOWER ROOM
DOUBLE GLAZING THROUGHOUT
GAS CENTRAL HEATING





Hall

Sitting Room 11' 2" x 9' 7" (3.40m x 2.92m)

Kitchen/Diner 12' 7" x 9' 7" (3.83m x 2.92m)

Rear Hall

Shower Room 5' 6" x 5' 5" (1.68m x 1.65m)

First Floor Landing

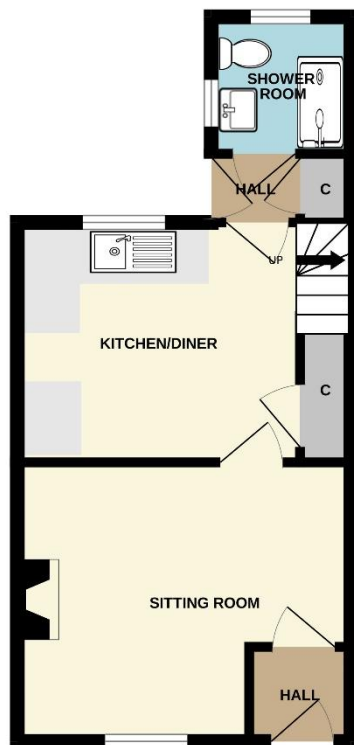
Bedroom 2 11' 4" x 9' 6" (3.45m x 2.89m)

Bedroom 1 14' 3" x 11' 2" (4.34m x 3.40m)

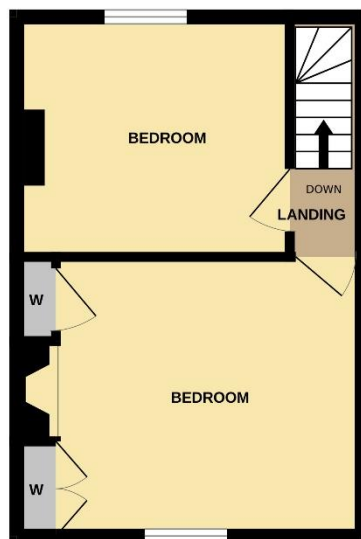
Outside
The front of the property is accessed via steps leading to a low maintenance garden. The rear boasts an excellent sized south west facing garden, which is mostly laid to lawn with an area of patio. Furthermore, there is a parking space available on a neighbouring street.



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 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.



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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.
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