



49 Alma Street, Taunton TA1 3AL

£245,000

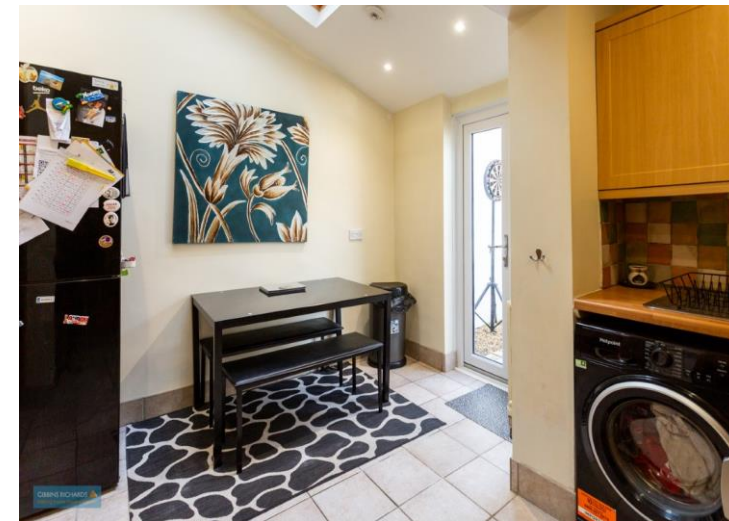
GIBBINS RICHARDS 
Making home moves happen

A centrally located period terrace home offering some amazing character features, two bedrooms, two reception rooms and desirable off street parking space. The property is offered to the market with no onward chain and an early viewing is highly recommended.

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

Number 49 Alma Street is situated just off the town centre and is a short walk to the town centres amenities. The property, which is an ex-rental is well presented throughout and has been very well kept by the current owners. The interior includes an entrance hall with tiled floor, a front sitting room with exposed floor boards and open fireplace, a middle reception room/dining room, again with an open fireplace and exposed floorboards which leads through to a good sized kitchen/breakfast room and access out to a rear courtyard garden. To the first floor there are two good sized double bedrooms and a bathroom to the rear. The property is offered with much character throughout including exposed fireplaces, exposed floor boards and exposed wooden doors, but has the modern benefits of double glazing and gas central heating. Most noteworthy is the off street parking space to the front of the property and the close proximity to the town centre. An early viewing is highly recommended.

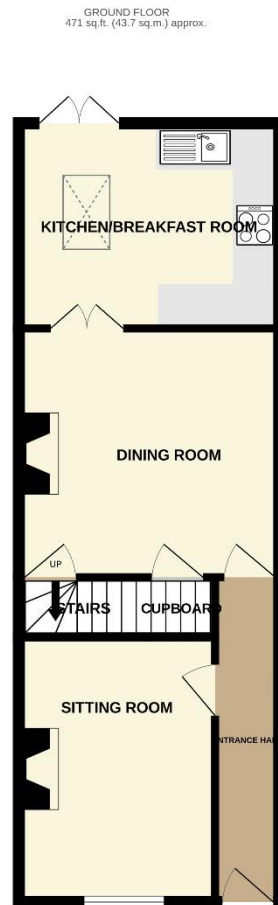
ATTRACTIVE TWO BEDROOMED MID TERRACE HOME
CLOSE TO TOWN CENTRE
TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
FIRST FLOOR BATHROOM
MANY CHARACTER FEATURES
OFF STREET PARKING
REAR COURTYARD GARDEN





Entrance Hall	With tiled floor.
Sitting Room	12' 9" x 9' 5" (3.88m x 2.87m) Exposed floorboards and fireplace with surround.
Dining Room	13' 3" x 12' 1" (4.04m x 3.68m) Exposed fireplace and floorboards. Under stairs cupboard and stairs to the first floor.
Kitchen/Breakfast Room	12' 7" x 10' 1" (3.83m x 3.07m) Velux window to the ceiling in the dining area. wall mounted gas fired central heating boiler. Doors to the rear garden.
First Floor Landing	Access via ladder to part boarded loft.
Bedroom 1	13' 5" x 13' 2" (4.09m x 4.01m) With exposed floorboards and fireplace.
Bedroom 2	12' 6" x 10' 2" (3.81m x 3.10m) Exposed floorboards and fireplace. Storage cupboard.
Bathroom	10' 2" x 6' 3" (3.10m x 1.90m) Bath with shower over. Large cupboard.
Outside	Rear courtyard garden. Off street parking to the front.





TOTAL FLOOR AREA - 872 sq.ft. (81.0 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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