



23 Salisbury Street, Taunton TA2 6NA
£174,950

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A superbly presented Victorian home with many attractive features. Hall, 2 reception rooms, enlarged kitchen, downstairs bathroom, 3 double bedrooms, south facing rear garden. INTERNAL VIEWING STRONGLY ADVISED

THE PROPERTY

This bay fronted Victorian home offers a number of attractive features including original tiled flooring, cast iron feature fireplace, further fireplace with wood burning stove and an enlarged kitchen with built-in appliances. Modern day comforts include gas central heating via a replacement combination boiler and uPVC double glazed windows. The property is located in a popular area within easy access to the mainline railway station whilst the town centre is just over one mile distant.

Double glazed entrance door to :

Entrance hall with original patterned tiled floor, radiator, understairs recess, stairs to first floor.

Living Room 11' 8" x 11' 0" (3.55m x 3.35m) with the addition of double glazed bay window, feature fireplace with cast iron grate containing a living flame gas fire with black granite hearth and mantle, radiator, two up lighters, large opening to :

Dining Room 11' 10" x 9' 6" (3.60m x 2.89m) with brick built fireplace containing a multi fuel fire, radiator, timber glazed doors opening to :

Kitchen/Breakfast Room 15' 0" x 10' 9" reducing to 9'10" (4.57m x 3.27m) the kitchen is fitted with a range of shaker style wall and floor cupboard units with solid Beech worktops, built-in dishwasher unit, gas single oven and grill, Belfast sink unit, understairs larder/storage cupboard, sky light, tiled flooring, radiator, door to :

Lobby with double glazed door to outside and recess and plumbing for washing machine and door to :



Bathroom with tongue and grooved panelled bath with electric shower over, pedestal wash hand basin, close coupled wc, radiator, two double glazed frosted windows.

First Floor Landing with linen cupboard.

Bedroom 1 15' 2" x 11' 5" (4.62m x 3.48m) excellent size room with exposed floorboards, two double glazed windows to front aspect, radiator.

Bedroom 2 11' 10" x 9' 7" (3.60m x 2.92m) with radiator and double glazed window to rear aspect.

Bedroom 3 11' 0" x 7' 10" (3.35m x 2.39m) with boiler cupboard containing a Baxi combination gas fired boiler, radiator and double glazed window to rear aspect.

Outside The rear garden benefits from a southerly aspect. Immediately abutting the house there is a useful lean-to area. Within the garden there is a paved patio and gravelled section with lattice screen, timber shed and rear pedestrian access gate.





Directions Proceed through the town centre along North Street, over the river bridge into Bridge Street. Bearing right at the traffic lights onto Station Road. Continue under the railway bridges and at the next traffic lights head straight across the next set of traffic lights onto Kingston Road. Take the second turning on the left into Salisbury Street where the property will be found half way along on the left hand side and will be identified by a 'For Sale' board.



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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