



26 William Street, Taunton, , TA2 6HQ
£167,950

GIBBINS RICHARDS 
Making home moves happen

A spacious extended Victorian home located in a popular area within easy access to Railway station. Hall, lounge, dining room, extended kitchen, downstairs bathroom, 3 bedrooms, first floor wc. Gas central heating, double glazed windows. Energy rating : D-64

THE PROPERTY

This bay fronted Victorian terrace boasts an extended kitchen with built-in appliances and is located in a residents permit parking area and is within walking distance of the mainline railway station. The accommodation is warmed by gas central heating and double glazed windows and boasts a number of attractive original features including ornate coving, original ceiling rose and cast iron fireplaces.

SPACIOUS VICTORIAN HOME

2 RECEPTION ROOMS

EXTENDED KITCHEN

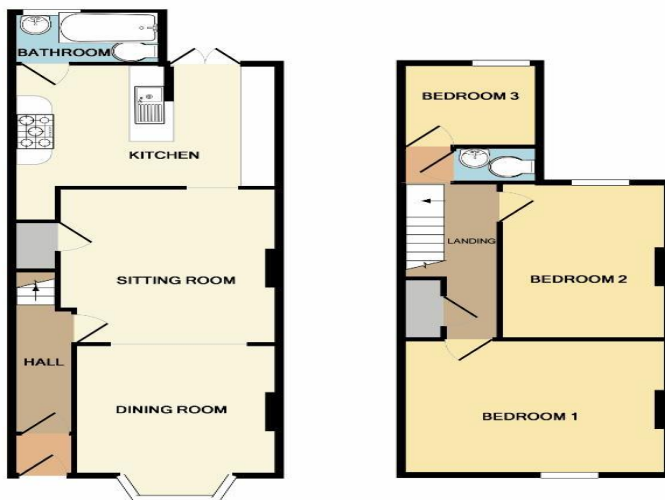
3 BEDROOMS

GROUND FLOOR BATHROOM

FIRST FLOOR WC

EASY ACCESS TO RAILWAY STATION

Entrance Lobby	
Entrance Hall	
Living Room	13' 7" into bay x 10' 7" (4.14m x 3.22m)
Dining Room	13' 2" x 11' 6" (4.01m x 3.50m)
Kitchen/Breakfast Room	13' 11" x 10' 5" (4.24m x 3.17m)
Bathroom	with three piece suite including over bath shower
First Floor Landing	
Bedroom 1	14' 2" x 11' 5" (4.31m x 3.48m)
Bedroom 2	13' 2" x 8' 11" (4.01m x 2.72m)
Bedroom 3	7' 6" x 7' 3" (2.28m x 2.21m)
Cloakroom	with low flush wc and wash basin
Outside	mainly hard landscaped split level patio, timber shed and fenced borders



GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ. FT.
(48.8 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 415 SQ. FT.
(38.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 940 SQ. FT. (87.3 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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