



6 Canal terrace, Taunton TA1 1PQ  
Guide Price £250,000

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**ATTRACTIVE VICTORIAN HOME!** located in a popular area in the middle of town with generous size accommodation. Hall, living room, dining room, breakfast/kitchen, downstairs WC, and additional utility/study. Three good size bedrooms and first floor bathroom. Enclosed rear garden with rear access. Full gas central heating and double glazed windows. **NO ONWARD CHAIN.** Energy rating: D59

**THE PROPERTY**

Early viewings strongly recommended for this impressive Victorian home. Situated in the middle of town it could not be any more convenient. With large reception rooms, a kitchen/diner, downstairs WC and another additional room there is a lot of space. Upstairs has 3 double bedrooms and a lovely bathroom. The property also benefits from fully owned solar panels and is offered with No onward chain.

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOWNSTAIRS WC
- PERMIT PARKING
- FULLY OWNED SOLAR PANELS
- TOWN CENTRE
- 3 DOUBLE BEDROOMS
- UPDATED BATHROOM
- UPDATED KITCHEN

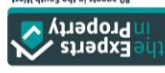






Hallway	25' with understairs recess.	
Lounge	15' 4" x 13' 9" (4.67m x 4.19m)	Attractive bay window and log burning stove.
Dining Room	13' 10" x 11' 1" (4.21m x 3.38m)	Open fireplace.
Kitchen/Breakfast Room	19' 9" x 9' 7" (6.02m x 2.92m)	
Downstairs WC		
Utility/Office Room	10' 1" x 8' 9" (3.07m x 2.66m)	Plumbing for utilities.
First Floor Landing	Two large storage cupboards and access to the attic.	
Bedroom 1	15' 3" x 12' 11" (4.64m x 3.93m)	Three floor to ceiling double wardrobes.
Bedroom 2	14' 1" x 12' 11" (4.29m x 3.93m)	
Bedroom 3	9' 9" x 9' 1" (2.97m x 2.77m)	Built-in wardrobe.
Bathroom	8' 5" x 6' 0" (2.56m x 1.83m)	Jacuzzi bath.
Outside	Small front garden with steps to front door. The rear is laid to lawn and decking. Shed and rear access.	





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.

