



104 St. Augustine Street, Taunton TA1 1QN
£175,000

GIBBINS RICHARDS 
Making home moves happen

Well maintained and attractively presented Victorian terraced house offering a well fitted kitchen, modern bathroom, gas central heating and upvc double glazing. Excellent spot for easy access to town centre. Sure to appeal-view today! Energy rating : E-41

THE PROPERTY

This extremely well maintained terrace home would make a perfect choice for either first time buyers, a young growing family or investors. The property is situated approximately half a mile from the town centre with it's excellent shopping, leisure and business amenities whilst further facilities are available at the Morrisons superstore, the nearby railway station and there is relatively easy access to the M5 motorway.

NICELY PRESENTED ACCOMMODATION-NOTHING TO DO!
UPVC DOUBLE GLAZED
MODERN FITTED KITCHEN
EXCELLENT GROUND FLOOR BATHROOM
2 RECEPTION ROOMS
3 GOOD SIZE BEDROOMS
SOUTH FACING REAR GARDEN
CLOSE TO TOWN CENTRE





Entrance Hall

Stairs to first floor.

Dining Room

12' 0" x 11' 9" (3.65m x 3.58m) Under stairs cupboard. French doors to rear garden.

Sitting Room

13' 4" (max) x 11' 0" (4.06m x 3.35m) Bay window, open fireplace, wood laminate flooring.

Kitchen

12' 0" x 8' 0" (3.65m x 2.44m) Excellent modern fitted kitchen with extensive white cupboards. Electric hob, extractor hood and electric oven. Wall mounted gas fired combination boiler for central heating and hot water. Tiled floor. Large built-in store cupboard. Door to outside.

Bathroom

8' 0" x 5' 7" (2.44m x 1.70m) White three piece suite. Tiled splashbacks.

First Floor Landing

With storage cupboard.

Bedroom 1

14' 6" x 11' 5" (4.42m x 3.48m)

Bedroom 2

12' 0" x 8' 10" (3.65m x 2.69m)

Bedroom 3

12' 2" x 8' 3" (3.71m x 2.51m)

Outside

Fully enclosed principally paved rear garden with rear pedestrian gate and timber garden shed.



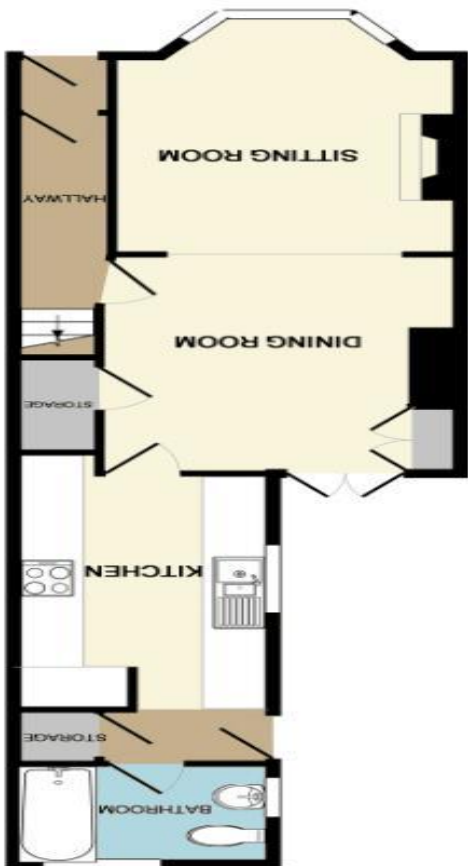


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

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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TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

