



29 Thomas Street, Taunton TA2 6HB  
£210,000

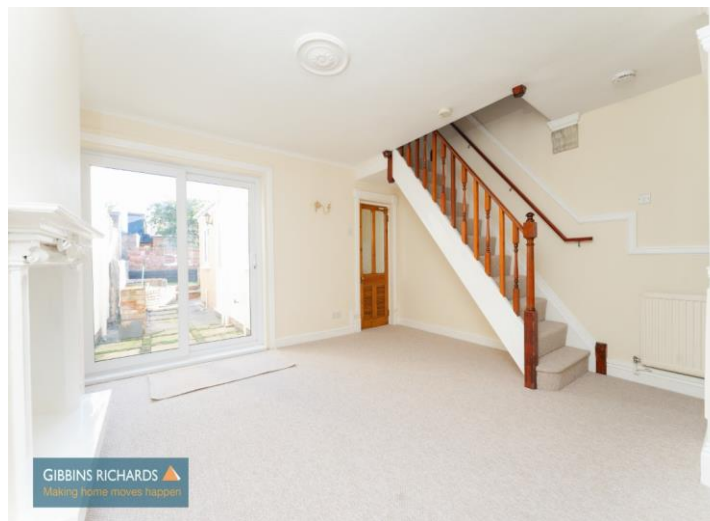
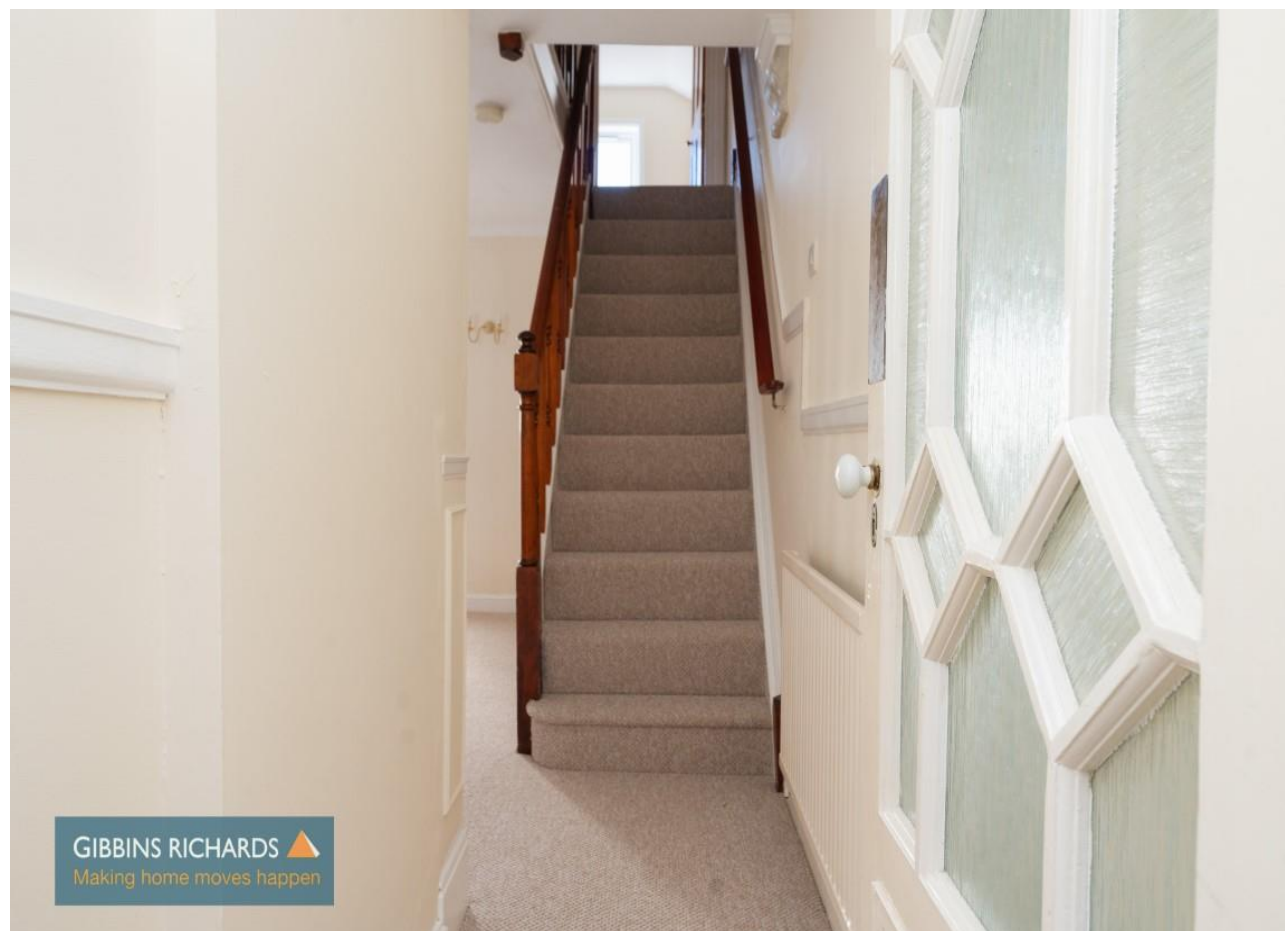
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A well-priced and spacious mid terrace three bedroomed property located close to Taunton train station, which is deemed ideal for a first time buyer or a rental investment. An early viewing is highly recommended as the property has no onward chain and has been priced to sell.

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

29 Thomas Street is a flat fronted property which has been recently re-decorated throughout and offers two reception areas, kitchen, ground floor shower room and separate wc and to the first floor, three bedrooms. There is also an enclosed rear garden. As well as re-decoration, the property has been re-carpeted throughout. The property is within close proximity to Taunton train station and local amenities around the Rowbarton area. There is gas central heating and double glazing to the property and is in good order throughout, although some buyers might opt for some minor sprucing up in certain rooms.

THREE BEDROOMED TERRACE HOUSE  
NO ONWARD CHAIN  
RECENTLY RE-DECORATED  
NEW CARPETS  
GROUND FLOOR SHOWER ROOM  
REAR ENCLOSED GARDEN  
TWO RECEPTION AREAS  
CLOSE TO TAUNTON TRAIN STATION  
CLOSE TO AMENITIES  
FANTASTIC FIRST TIME BUY OR RENTAL INVESTMENT







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Entrance Hall

Sitting Room 10' 2" x 9' 2" (3.10m x 2.79m) Plus recesses. Open plan to;

Dining Room 14' 11" x 11' 8" (4.54m x 3.55m) maximum.

Kitchen 9' 2" x 6' 4" (2.79m x 1.93m)

WC 8' 0" x 3' 0" (2.44m x 0.91m)

Shower Room 6' 2" x 4' 3" (1.88m x 1.29m) Boiler cupboard.

First Floor Landing

Bedroom 1 14' 2" x 10' 4" (4.31m x 3.15m)

Bedroom 2 12' 0" x 8' 2" (3.65m x 2.49m) maximum.

Bedroom 3 9' 2" x 6' 4" (2.79m x 1.93m)

Outside Enclosed rear garden and residents permit parking to the front.



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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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.