



GIBBINS RICHARDS  
Making home moves happen

14 Thomas Street, Taunton TA2 6HB  
£230,000

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**\*Spacious Victorian terrace home \*Two bathrooms \*Extremely well-presented \* A well-presented two bedroomed Victorian terrace home, conveniently located close to a range of amenities and offered to the market with no onward chain. Energy rating: TBC**

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

This attractive property provides spacious and versatile accommodation throughout. The ground floor features a bright and open-plan sitting and dining area, created by knocking through to form one generous living space, alongside a well-proportioned kitchen and a modern downstairs shower room. Upstairs, there are two bedrooms, with the added flexibility of a further room accessed via the second bedroom, which could be used as a third bedroom, dressing room, or home office. The first floor also benefits from a spacious four-piece bathroom suite, complete with a roll-top bath. Externally, the property offers a gravelled front area and a low-maintenance rear garden, while residents' permit parking is available. Thomas Street is ideally situated near the railway station and is less than a mile from the town centre.

Approximate 957 square ft.  
Victorian terrace home  
Two bedrooms  
Ground floor shower room  
First floor bathroom  
Spacious and versatile accommodation  
Well-presented throughout  
Close to a range of amenities  
Walking distance to the train station  
No onward chain





Entrance Hall

Sitting/Dining Room 22' 9" x 11' 2" (6.93m x 3.40m) reducing to 9' 8"

Kitchen 13' 8" x 13' 2" (4.16m x 4.01m) reducing to 7' 3"

Shower Room 7' 5" x 5' 6" (2.26m x 1.68m)

First Floor Landing

Bedroom 1 12' 3" x 10' 4" (3.73m x 3.15m) Plus wardrobe.

Bedroom 2 9' 8" x 6' 3" (2.94m x 1.90m) Plus wardrobe. Leading through to;

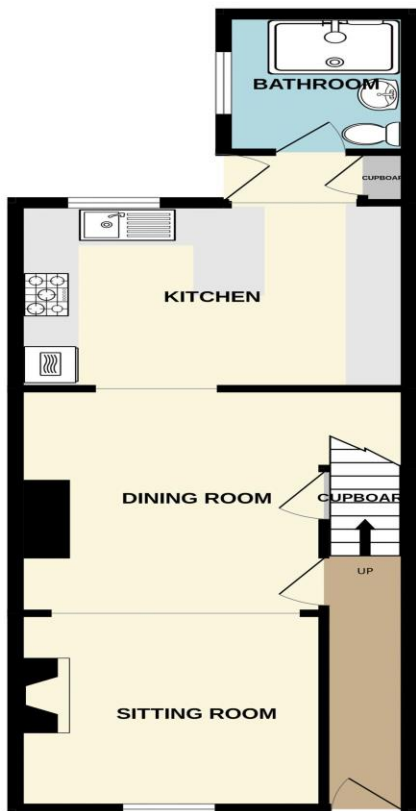
Bedroom 3 8' 9" x 7' 3" (2.66m x 2.21m)

Bathroom 9' 7" x 6' 3" (2.92m x 1.90m)

Outside The property offers a gravelled front area and a low-maintenance rear garden, while residents' permit parking is available.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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.



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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.  
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