



GIBBINS RICHARDS   
Making home moves happen

62 Kingston Road, Taunton TA2 7SQ  
Offers in Excess of £250,000

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A beautifully presented two bedroomed terraced home in the northern part of Taunton, close to the rail station, which must be viewed to be fully appreciated.

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

The house is accessed via some steps to the front door into an entrance hall which leads to an open plan dining and sitting room. There is a log burner in the dining area and a fireplace in the sitting area. The sitting room is further enhanced by a lovely bay window which lets in an abundance of light. From the dining room there is an understairs cupboard and access through to the rear kitchen, which is well fitted with a slate floor and contemporary units in a galley style. A stable door then leads to a rear utility area with matching units and access to a ground floor WC. On the first floor are two good sized double bedrooms and a beautifully presented shower room comprising a double shower cubicle, basin and WC. Externally there is a very private and sunny rear courtyard garden with pedestrian access, as well as a covered side return which lies beside the kitchen which is an ideal area for outdoor seating when the weather is not perfect.

The house has many characteristics, has been finished to a high standard and comes with gas heating and double glazing. It is close to Taunton station, road links through to the M5 and the A38 and also numerous shops and convenience stores within an easy reach. We would highly recommend an internal viewing at the earliest opportunity.

Approx. 85 sq m.  
beautiful two bedroom terrace house  
close to railway station  
two reception rooms, two double bedrooms  
contemporary fitted kitchen shower room and utility  
log burner fireplaces and attractive radiators  
rear courtyard and covered veranda  
repair pedestrian access  
Early viewing highly recommended





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#### Entrance Hall

#### Dining Room

14' 6" x 12' 4" (4.42m x 3.76m)

#### Sitting Room

11' 3" x 11' 3" (3.43m x 3.43m) + bay window

#### Kitchen

9' 7" x 7' 6" (2.92m x 2.28m)

#### Utility Room

7' 8" x 5' 3" (2.34m x 1.60m)

#### Cloakroom

#### First Floor Landing

#### Shower Room

9' 8" x 7' 8" (2.94m x 2.34m)

#### Bedroom Two

12' 4" x 8' 5" (3.76m x 2.56m)

#### Bedroom One

14' 6" x 11' 2" (4.42m x 3.40m)

#### Outside

To the front is a terraced area of garden with steps from Kingston Road up to the front door. To the rear, an enclosed courtyard garden, an ideal and private suntrap, with rear access and also a covered area with fixed seating. Outside store shed.



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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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