



GIBBINS RICHARDS ▲
Making home moves happen

15 Magdalene Street, Taunton TA1 1SG
£325,000

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***Garage & parking *Town Centre location *No onward chain ***

A rare opportunity to acquire a four bedroomed end-of-terrace home in the heart of the town centre, offered with no onward chain.

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

This spacious and versatile property is arranged over two floors and comprises a sitting room, dining room, sun room extension, kitchen, utility room, and a ground floor shower room. To the first floor are four well-proportioned bedrooms, a study, and a four-piece family bathroom suite. Externally, the property benefits from off-road parking for one vehicle, a substantial garage measuring 42'5" x 10'2" (narrowing to 7'0") complete with a car pit, and a courtyard garden. The property also offers potential for use as an HMO, subject to the necessary planning consents.

Approximately 172.6 square meters

End of terrace home

Four bedrooms

Two reception rooms

Downstairs shower room

Upstairs bathroom

Upstairs study

Town Centre location

Large garage & parking

No onward chain



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Sitting Room	15' 1" x 14' 2" (4.59m x 4.31m)
Dining Room	14' 6" x 13' 4" (4.42m x 4.06m)
Kitchen	21' 6" x 7' 9" max (6.55m x 2.36m max)
Utility room	7' 7" x 6' 9" (2.31m x 2.06m)
Shower Room	5' 6" x 4' 0" (1.68m x 1.22m)
Sun room	11' 3" x 8' 3" (3.43m x 2.51m)
Garage	42' 5" x 10' 2" narrowing to 7' 0" (12.92m x 3.10m narrowing to 2.13m)
Bathroom	6' 0" narrowing to 3' 6" x 11' 7" narrowing to 5' 4" (1.83m narrowing to 0.9m x 3.53m narrowing to 1.52m)
Bedroom	11' 7" x 8' 9" (3.53m x 2.66m)
Bedroom	13' 2" x 8' 8" (4.01m x 2.64m)
Bedroom	7' 8" x 6' 2" (2.34m x 1.88m)
Bedroom	8' 4" x 6' 6" (2.54m x 1.98m)
Office	5' 2" x 5' 6" (1.57m x 1.68m)
Bathroom	6' 0" narrowing to 3' 6" x 11' 7" narrowing to 5' 4" (1.83m x 3.53m)
Outside	One parking space leading to a garage to the side of the property and a courtyard garden to the rear.



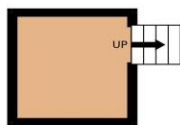
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.
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