



GIBBINS RICHARDS  
Making home moves happen

11 Alfred Street, Taunton TA1 3HU  
£300,000

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**\*Six bedrooms \*Family home or potential HMO property \*Parking \***

A six bedroomed end-of-terrace home, ideally located close to the town centre and offered with no onward chain.

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

This spacious and versatile property provides accommodation across two floors, with up to six bedrooms, making it an excellent option for a large family or an investor seeking strong HMO potential. The home has been modernised to a high standard by the current owners. The ground floor comprises three bedrooms, a reception room, a re-fitted kitchen, utility room, shower room, and a conservatory opening onto the garden. The first floor offers three additional bedrooms, a shower room, and a separate WC. Externally, the property features a courtyard garden leading to a larger garden area, along with allocated parking and residents' permit parking. Situated in a no-through road, the home enjoys a level and convenient position near a local park, with the town centre within easy walking distance.

Approximately 133.5 sq.m.

End of terrace property

Six bedrooms

Spacious and versatile accommodation

Off-road parking & residents permit parking

Renovated by the current owner

Walking distance to the town centre

Great HMO potential

Gas central heating

No onward chain





Entrance Porch

Bedroom 1	12' 4" x 11' 0" (3.76m x 3.35m)
Reception Room	11' 9" x 11' 6" (3.58m x 3.50m)
Bedroom 2	13' 9" narrowing to 9'8" (max) x 11' 2" (4.2m narrowing to 3.1m x 3.4m max)
Bedroom 3	14' 0" narrowing to 10'2 x 12' 0" (max) (4.26m narrowing to 3m x 3.65m max)
Kitchen	14' 5" x 8' 0" (4.39m x 2.44m) Boiler on the wall.
Utility room	11' 6" x 6' 0" (3.50m x 1.83m)
Conservatory	12' 3" x 6' 6" (3.73m x 1.98m) Door leading to the garden.

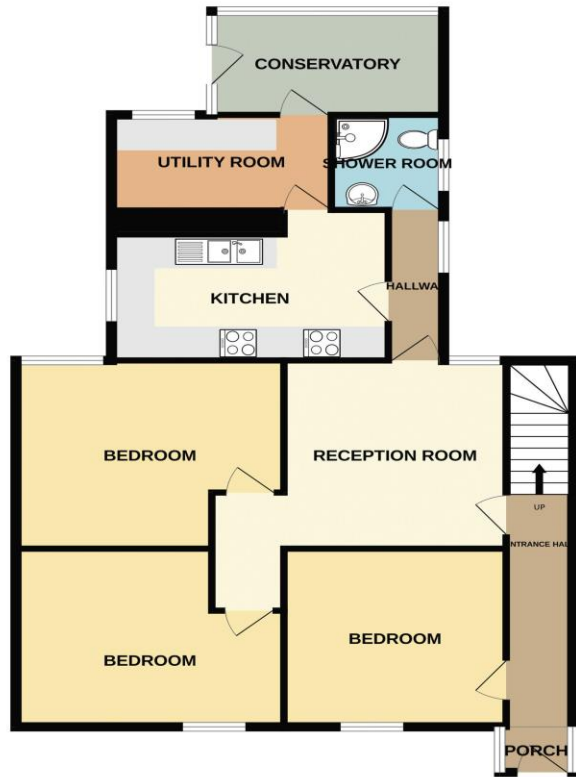
First Floor Landing

Bedroom 4	9' 1" x 9' 0" (2.77m x 2.74m)
Bedroom 5	12' 2" x 8' 0" (3.71m x 2.44m)
Bedroom 6	11' 4" x 7' 7" (3.45m x 2.31m)
Shower Room	7' 0" x 3' 3" (2.13m x 0.99m)
W/C	5' 7" x 2' 6" (1.70m x 0.76m)

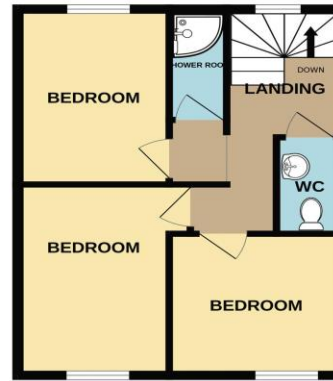
Outside  
Externally, the property features a courtyard garden leading to a larger garden area, along with allocated parking and residents' permit parking.



GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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.



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.