



GIBBINS RICHARDS 
Making home moves happen

29 Viney Street, Taunton TA1 3AY

£225,000

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A very attractive and individual two bedroomed cottage located close to the town centre. With many character features and a beautifully-planted courtyard garden, this is a 'must view' for those seeking something a little different.

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

The cottage has an open plan ground floor with the two original reception rooms being knocked into one, with a cross-staircase and an entrance porch added. The kitchen extends to the rear with access to the rear courtyard and store shed. The stairs lead into the main bedroom, which access the bathroom at the rear, and the second double bedroom is to the front. With a log burner, exposed brickwork and wood, and rear courtyard providing a very private sun trap, this is a brilliant and quirky home - early viewing is strongly advised.

Quirky and individual two bedroomed cottage
Open plan reception rooms
Kitchen and bathroom
Two double bedrooms
Much character with exposed brickwork and log burner
In a quiet backwater close to the town centre
Residents' permit parking
Gas central heating and double glazing
Well planted rear courtyard with store shed





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Entrance Hall

Front room 12' 2" x 11' 3" (3.71m x 3.43m) (Including entrance hall)

Living Room 13' 2" x 12' 3" (4.01m x 3.73m)

Kitchen 13' 0" x 6' 11" (3.96m x 2.11m)

First Floor

Bedroom One 13' 3" x 12' 2" (4.04m x 3.71m) Maximum

Bedroom Two 12' 2" x 10' 10" (3.71m x 3.30m)

Bathroom 9' 5" x 7' 2" (2.87m x 2.18m)

Rear Courtyard

A most delightfully planted and private rear courtyard garden, easy to maintain and a great sun trap. There is also a good sized store shed.



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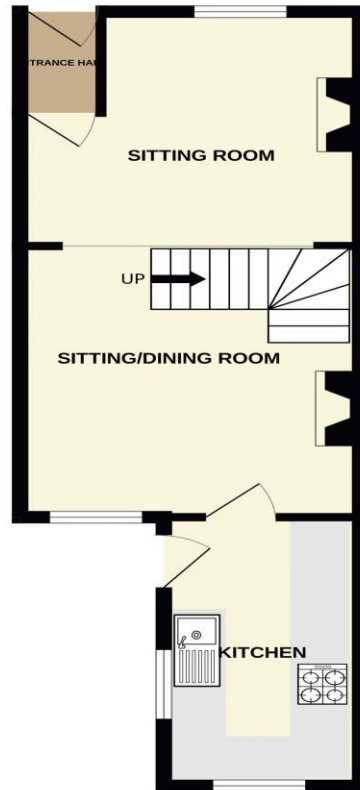


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GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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.

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