



35 Holway Road, Taunton TA1 2EZ

£270,000

GIBBINS RICHARDS 
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***Three bedrooms * Residents permit parking *En-suite shower room ***

A three bedroomed Victorian terrace home offering spacious and versatile accommodation, conveniently located for local amenities and available with no onward chain.

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

This attractive bay fronted Victorian terraced home provides generous and flexible living space, including two reception rooms, a utility area, and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. Externally, the property benefits from a small front garden, a private rear garden, and residents' permit parking. Situated on Holway Road, close to the Holway Avenue junction, it is within walking distance of the town centre, local primary and secondary schools, and Richard Huish College. The home is warmed by gas central heating via a combination boiler and features double glazing throughout.

104.7 Approximate square meters

Bay fronted Victorian terraced home

Three bedrooms

En-suite shower room

Downstairs cloakroom

Two reception rooms

Residents permit parking

Walking distance to the town centre

Private rear garden

No onward chain

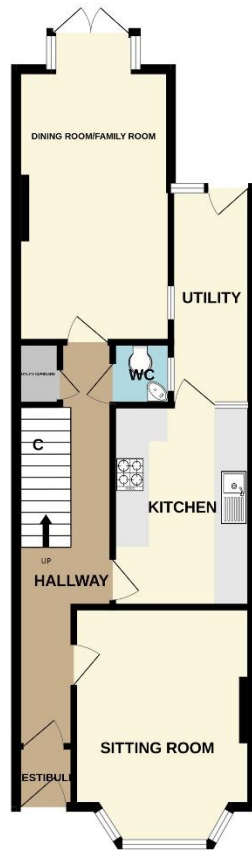




Entrance Vestibule	3' 7" x 3' 5" (1.10m x 1.05m)
Hallway	24' 1" x 5' 9" (7.34m x 1.76m) Stairs to first floor. Utility cupboard.
Cloakroom	3' 9" x 3' 6" (1.14m x 1.06m)
Sitting Room	14' 2" x 10' 8" (4.31m x 3.25m)
Dining / Family Room	18' 5" x 9' 3" (5.62m x 2.82m)
Kitchen	12' 0" x 8' 4" (3.67m x 2.54m)
Utility Room	12' 11" x 4' 8" (3.94m x 1.43m)
First Floor Landing	13' 5" x 5' 9" (4.08m x 1.76m)
Bedroom 1	14' 1" x 11' 11" (4.30m x 3.63m)
En-suite	7' 6" x 6' 4" (2.28m x 1.93m)
Bedroom 2	12' 4" x 9' 3" (3.76m x 2.82m)
Bedroom 3	12' 0" x 8' 4" (3.67m x 2.54m)
Bathroom	7' 8" x 5' 0" (2.34m x 1.52m)
Outside	To the front of the property is residents permit parking and a small front garden. Enclosed private rear garden.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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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.

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