



8 Grays Road, Taunton, TA1 3BA

£185,000

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A well-presented two bedroomed mid-terrace Victorian home, conveniently situated at the end of a no-through road in central Taunton, within easy reach of the town centre.

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

The property occupies a convenient location close to Taunton town centre, which offers a comprehensive range of shopping, leisure and everyday amenities. For commuters, the M5 motorway at Junction 25 is easily accessible by car, as is the popular Hankridge Farm retail outlet. The property is situated within a residents' permit parking zone. The accommodation comprises an entrance hall, sitting room opening through to the dining room, and a kitchen positioned at the rear of the property. To the first floor are two double bedrooms and a spacious bathroom. Externally, the property benefits from residents' permit parking and a low-maintenance rear garden.

Victorian terrace home
Two double bedrooms
First floor bathroom
Enclosed, low maintenance rear garden
Two ground floor reception rooms
Outside storage room
Gas central heating
Walking distance of the town centre

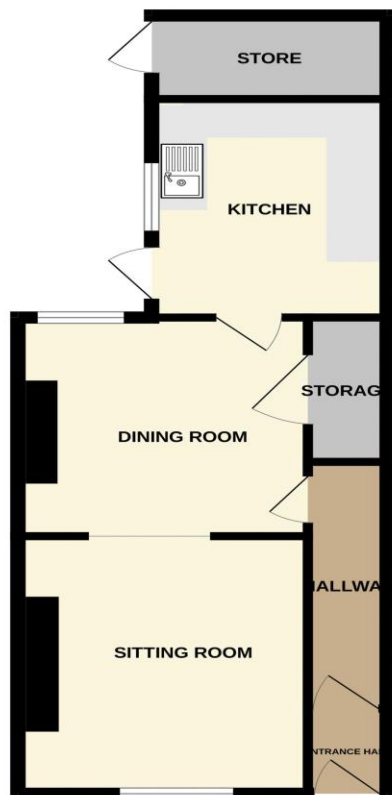




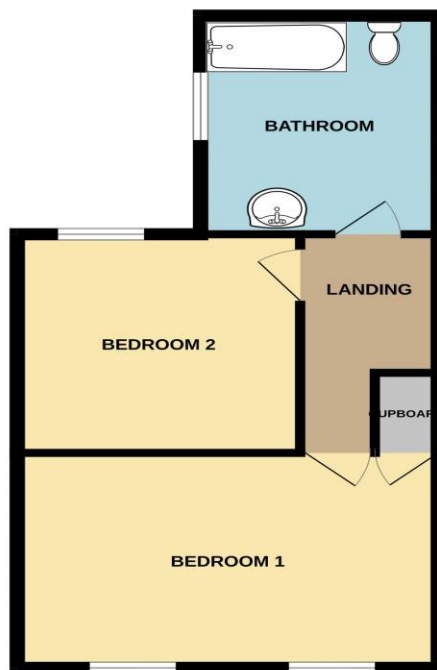
Entrance Hallway	Leading to the stairs.
Sitting Room	11' 5" x 10' 2" (3.48m x 3.10m) Plus alcoves.
Dining Room	11' 8" x 10' 7" (3.55m x 3.22m) Plus alcoves.
Kitchen	10' 8" x 9' 1" (3.25m x 2.77m) Door to the garden.
First Floor Landing	
Bedroom 1	16' 1" x 9' 1" (4.90m x 2.77m)
Bedroom 2	10' 7" x 10' 5" (3.22m x 3.17m)
Bathroom	10' 9" x 9' 2" (3.27m x 2.79m)
Outside	The property benefits from residents permit parking and has a low maintenance rear garden.



GROUND FLOOR



1ST FLOOR



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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