



25 Trinity Street, Taunton TA1 3JG

£255,000

GIBBINS RICHARDS 
Making home moves happen

****Impressive open plan kitchen/diner/family room **Downstairs cloakroom **Two double bedrooms ****

A two bedroomed, bay-fronted Victorian terrace home, offered to the market with no onward chain.

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

This attractive Victorian terrace home offers well-presented and extended accommodation arranged over two floors. The ground floor comprises a welcoming sitting room, an impressive kitchen/diner/family room featuring a skylight and large doors opening onto the garden, together with a cloakroom with plumbing for a washing machine. To the first floor are two double bedrooms and a family bathroom. Outside, the property benefits from an enclosed, low-maintenance rear garden with a rear pedestrian gate, along with residents' permit parking. Situated in a favoured location close to Trinity Church, the property is also within comfortable walking distance of the town centre. Energy Rating: D

Bay fronted Victorian terrace home
Two double bedrooms
Large ground floor extension
Modern open plan kitchen/diner/family room
Downstairs cloakroom
Walking distance to town
Private, low-maintenance rear garden
Gas central heating
No onward chain





Entrance Hall

Sitting Room
Plus bay window

11' 2" max x 12' 0" (3.41m max x 3.67m)

Kitchen/Diner/
Family Room

26' 7" x 14' 3" (8.09m x 4.34m)

Cloakroom

8' 2" max x 2' 8" (2.49m max x .82m)
With plumbing for the washing machine.

First Floor Landing

Bedroom 1

12' 0" x 11' 11" (3.67m x 3.62m)
Plus built in wardrobes.

Bedroom 2

13' 7" x 8' 2" (4.14m x 2.48m)
Plus built in wardrobes.

Bathroom

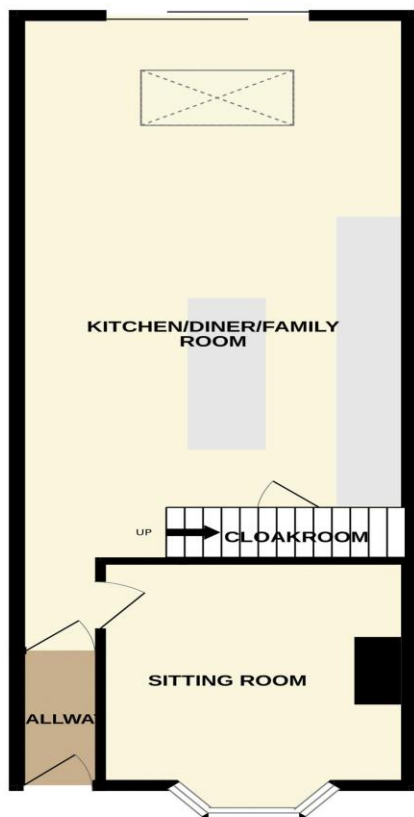
9' 3" x 6' 7" (2.82m x 2m)

Outside

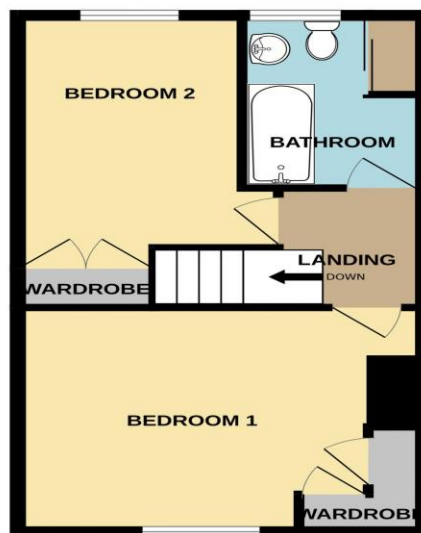
The property benefits from an enclosed, low-maintenance rear garden with a rear pedestrian gate, along with residents' permit parking.



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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