



22 Fowler Street, Taunton TA2 6JB

£265,000

GIBBINS RICHARDS 
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***Victorian terrace home *Three bedrooms *Private rear garden**

This beautifully presented three bedroomed Victorian terraced home offers versatile living space and the rare advantage of backing directly onto a local park, with private pedestrian gate access from the rear garden.

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

Ideally positioned in the popular Rowbarton area of north Taunton, the property is within easy reach of the town centre, intercity railway station and well-regarded local schooling. Internally, the accommodation is well arranged and in excellent decorative order, comprising a bright sitting room with bay window, a separate dining room featuring an exposed brick chimney breast with doors leading to a sun room, and a fitted kitchen leading through to the bathroom. To the first floor are three well-proportioned bedrooms. Outside, the low-maintenance west-facing garden enjoys direct access onto the park, while residents' permit parking is available to the front. The property further benefits from gas central heating and double glazing throughout.

88.2 Approximate square meters
Bay fronted Victorian terrace home
Three first floor bedrooms
Two reception rooms
Well presented throughout
Downstairs bathroom
Residents permit parking
Private rear garden backing onto the park
Gas central heating
Close to a range of amenities



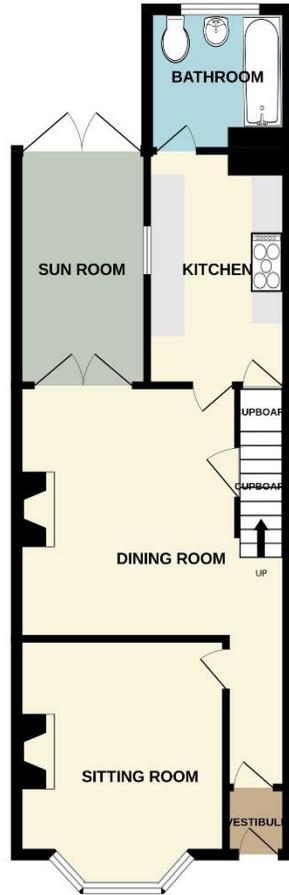


Entrance Lobby	
Entrance Hall	Victorian style tiled flooring.
Sitting Room	12' 8" x 10' 9" (3.87m x 3.27m) Bay window.
Dining Room	20' 6" x 13' 11" (6.24m x 4.24m) Stairs to first floor.
Sun Room	11' 11" x 6' 8" (3.64m x 2.04m)
Kitchen	11' 11" x 7' 3" (3.64m x 2.20m)
Bathroom	7' 3" x 7' 3" (2.20m x 2.20m)
First Floor Landing	12' 6" x 5' 7" (3.82m x 1.70m)
Bedroom 1	13' 11" x 11' 4" (4.24m x 3.46m)
Bedroom 2	12' 6" x 8' 4" (3.82m x 2.54m)
Bedroom 3	11' 10" x 7' 3" (3.6m x 2.20m)
Outside	Low-maintenance west-facing garden enjoys direct access onto the park, while residents' permit parking is available to the front.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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