



GIBBINS RICHARDS ▲

**66 South Street, Taunton TA1 3AF**  
**£309,950**

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Making home moves happen

Attractive four storey Victorian town house boasting spacious and versatile accommodation on four levels. The accommodation consists of ground floor sitting room, dining room, bespoke kitchen, utility and cloakroom. The first floor comprises of two bedrooms and main bathroom whilst to the second floor there is a large open plan bedroom/sitting room. To the lower ground floor there are two distinctive cellar areas, storage facility and further large store with access to the front.

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

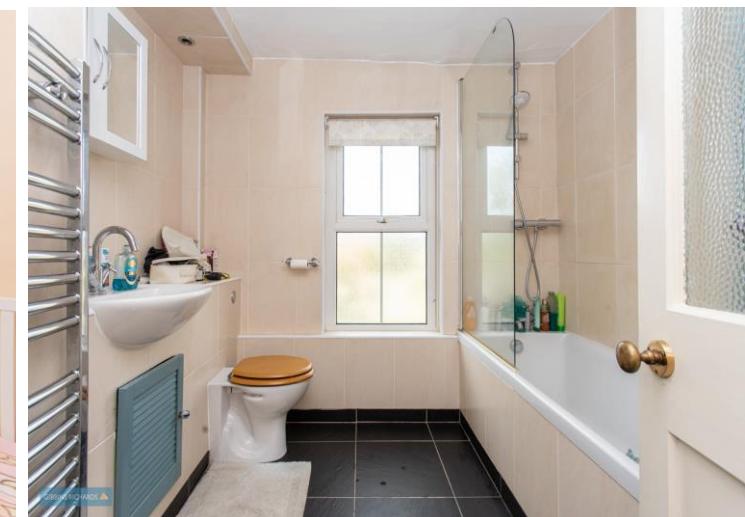
An internal viewing is highly recommended to fully appreciate the size and versatility of the accommodation on offer with this attractive period town house. The accommodation is arranged on four floors including a large lower ground/cellar area which carries a huge amount of potential to convert into additional living accommodation. There is a lovely walled garden to the rear of the property which benefits from a good degree of privacy. The property is located in a convenient location within walking distance of the town centre itself which offers a wide and comprehensive range of shopping and leisure facilities.

VERSATILE LIVING SPACE ON 4 FLOORS  
LARGE CELLAR WITH GREAT POTENTIAL  
3 BEDROOMS  
ATTRACTIVE WALLED REAR GARDEN  
GAS CENTRAL HEATING  
WALKING DISTANCE OF TOWN CENTRE  
PERMIT PARKING AREA  
DOUBLE GLAZING



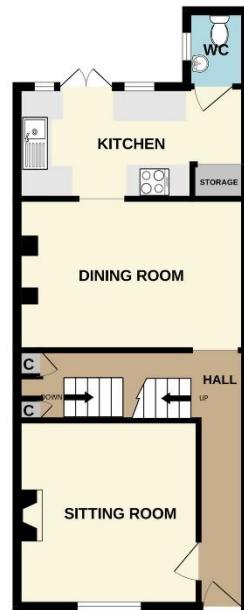
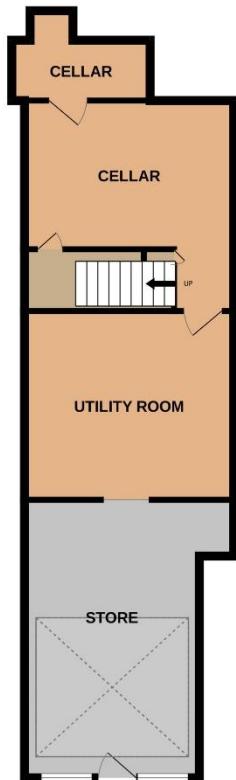


Hall	Stairs ascending to the lower ground floor with two cellar areas, storage facility, utility section and work store 19' 0" x 11' 0" (5.79m x 3.35m) with perspex roof and door to front. Stairs to first floor.
Sitting Room	12' 0" x 9' 10" (3.65m x 2.99m) Double glazed sash window. Feature cast iron fireplace. Built-in book and display shelving.
Dining/Living Room	13' 5" x 10' 2" (4.09m x 3.10m)
Kitchen	15' 2" x 7' 5" (4.62m x 2.26m) Attractively fitted with numerous base units, tiled flooring, pantry recess and access to garden.
Cloakroom	Wash stand and wc.
First Floor Landing	
Bedroom 1	14' 5" x 9' 10" (4.39m x 2.99m) Large connecting wardrobe. uPVC double glazed sash window.
Bedroom 2	10' 8" x 6' 8" (3.25m x 2.03m)
Bathroom	7' 10" x 7' 5" (2.39m x 2.26m) Including bath with mains mixer shower and screen, wc and wash basin.
Second Floor	
Bedroom/ Sitting Room	26' 0" x 15' 0" (7.92m x 4.57m) approximate. Please note that this room could easily be sub divided.
Outside	The rear garden is fully enclosed benefitting from a good degree of privacy with courtyard patio, various bordering shrubs, plants and gravelled pathways. Brick built outbuilding/store. Pear tree and raspberry plants.

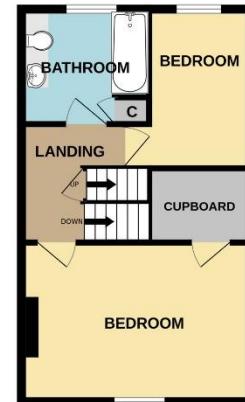


BASEMENT  
621 sq.ft. (57.7 sq.m.) approx.

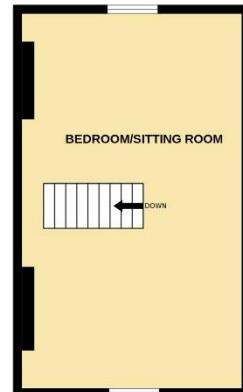
GROUND FLOOR  
526 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) 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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