



**21 Church Street, Taunton TA1 3JF**  
**Offers in Excess of £200,000**

**GIBBINS RICHARDS**   
Making home moves happen

This three bedoomed mid-terraced period property, dating back to the early 20th century, has been in the same ownership since the 1960s and remains largely in its original condition. Now requiring full refurbishment and modernisation, it offers a unique opportunity to restore and personalise a character home in a desirable part of Taunton.

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

21 Church Street is accessed via a small courtyard garden, leading to an entrance hall that opens into two reception rooms and a kitchen at the rear. Beyond the kitchen, there is further scullery space, as well as a coal shed and a cloakroom. On the first floor, you'll find a generously sized bathroom at the rear, along with two double bedrooms. A third bedroom is located on the second floor, featuring a south facing Velux window that provides natural light. Externally, the property benefits from a private courtyard garden and residents' permit parking. The property requires complete refurbishment throughout and is priced to reflect the level of work needed. Early viewing is strongly recommended to secure this increasingly rare opportunity in a highly sought-after location.

IN NEED OF RENOVATION  
THREE BEDROOMED TERRACED HOME  
OVER THREE FLOORS  
TWO RECEPTION ROOMS  
SOUGHT-AFTER LOCATION  
EXCELLENT SCOPE AND POTENTIAL  
SMALL COURTYARD GARDEN TO REAR  
RESEIDENTS PERMIT PARKING  
MANY PERIOD FEATURES REMAIN  
NO ONWARD CHAIN





#### Entrance Hallway

Sitting Room 13' 1" x 12' 0" (3.98m x 3.65m)  
Plus bay window.

Dining Room 12' 4" x 11' 2" (3.76m x 3.40m)

Kitchen 11' 9" x 8' 9" (3.58m x 2.66m)

Scullery 9' 0" x 6' 4" (2.74m x 1.93m)

#### Coal store & cloakroom

#### First Floor Landing

Bathroom 12' 1" x 9' 6" (3.68m x 2.89m)

Bedroom 1 17' 3" x 12' 9" (5.25m x 3.88m)

Bedroom 2 12' 8" x 11' 8" (3.86m x 3.55m)

#### Stairs to second floor bedroom

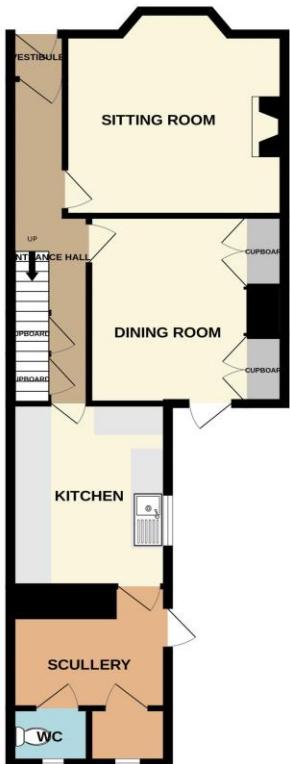
Bedroom 3 17' 11" x 15' 7" (5.47m x 4.75m)  
Velux window.

#### Outside

A rear courtyard garden accessed via the scullery and dining room. Residents permit parking.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 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 £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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