



71 South Street, Taunton TA1 3AE

£195,000

GIBBINS RICHARDS 
Making home moves happen

A charming terraced home conveniently located within walking distance of the town centre. The accommodation consists of a sitting room, kitchen/dining room, utility room, a ground floor bathroom and two double bedrooms to the first floor. Outside, the home features an enclosed rear garden, complete with an outbuilding at the far end.

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

This delightful Victorian cottage features attractive exposed mellow brickwork to the front and enjoys an elevated position. It benefits from modern uPVC double-glazed windows and gas-fired central heating. Perfectly positioned within easy walking distance of the town centre, the property enjoys convenient access to a wide range of shops, restaurants, and leisure facilities. Residents benefit from a parking permit for designated streets within Zone E12.

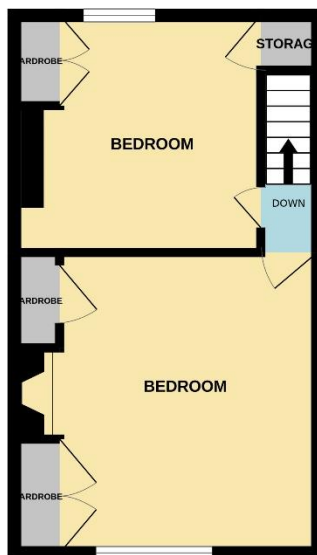
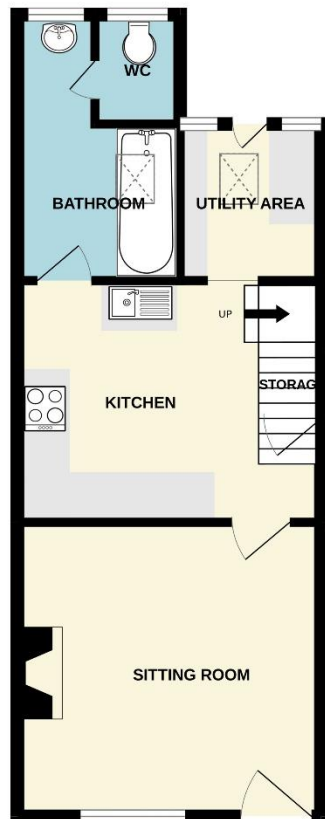
VICTORIAN TERRACED COTTAGE
TWO DOUBLE BEDROOMS
CHARACTERFUL PROPERTY
GROUND FLOOR BATHROOM
RESIDENTS PERMIT PARKING
WALKING DISTANCE OF THE TOWN CENTRE
ENCLOSED REAR GARDEN WITH STORAGE
ELEVATED POSITION





Sitting Room	13' 0" x 11' 9" (3.96m x 3.58m) Log burner.
Kitchen	10' 7" x 10' 5" (3.22m x 3.17m)
Utility Area	6' 9" x 6' 1" (2.06m x 1.85m)
Bathroom	11' 0" x 5' 3" (3.35m x 1.60m)
First Floor Landing	
Bedroom 1	13' 1" x 11' 8" (3.98m x 3.55m) maximum. Plus wardrobes.
Bedroom 2	10' 4" x 9' 3" (3.15m x 2.82m) Plus wardrobes. Gas fired combination boiler.
Outside	Residents permit parking. Enclosed rear garden. Brick built store shed and small decked area.





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.
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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk