



23 Portman Street, Taunton, TA2 7BT
£170,000

GIBBINS RICHARDS 
Making home moves happen

A well presented Victorian home within easy access to the railway station boasting an enlarged kitchen, 2 receptions, 2 double bedrooms, first floor bathroom, enclosed rear garden , double glazing and gas central heating. **INTERNAL VIEWING STRONGLY ADVISED.**
Energy rating : D-60

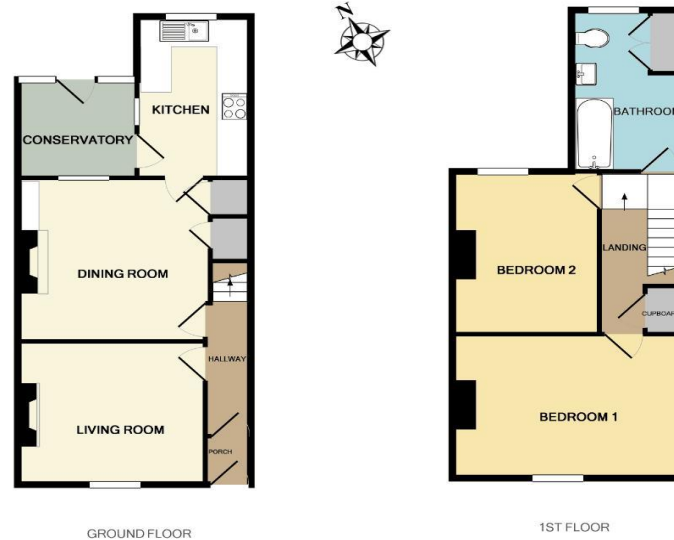
THE PROPERTY

Located in a convenient level location within easy reach of the mainline railway station, this Victorian terrace provides generous size gas centrally heated accommodation which boasts two reception rooms, refitted kitchen with built-in cooker, together with 2 double bedrooms and first floor bathroom. To the outside there is a low maintenance rear garden and a most useful hardstanding for a vehicle.

Entrance Hall Lounge	Original Victorian style tiles. 11' 6" x 10' 6" (3.50m x 3.20m) Feature cast iron fireplace.
Dining Room	12' 1" x 10' 10" (3.68m x 3.30m) plus recess Understairs storage.
Kitchen	11' 10" x 7' 2" (3.60m x 2.18m) (max) Electric oven, hob and extractor hood.
Garden Room	7' 6" x 7' 3" (2.28m x 2.21m)
First Floor Landing	Loft hatch and storage cupboard.
Bedroom 1	15' 2" x 10' 11" (4.62m x 3.32m) Feature fireplace.
Bedroom 2	12' 1" x 9' 6" (3.68m x 2.89m) Feature fireplace.
Bathroom	10' 10" x 6' 10" (3.30m x 2.08m) Storage cupboard housing gas combination boiler.



PERIOD PROPERTY
TWO DOUBLE BEDROOMS
REFITTED KITCHEN
TWO RECEPTION ROOMS
FIRST FLOOR BATHROOM
GAS CENTRAL HEATING
CHARACTER FEATURES
CLOSE PROXIMITY TO TRAIN STATION



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 02018

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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