



49, Salisbury Street



STAGS

49, Salisbury Street

, Taunton, TA2 6NA

Taunton Town Centre 1 mile

A two bedroomed terraced Victorian house situated in one of Taunton's most popular locations being sold with NO ONWARD CHAIN

- Bay fronted terraced property
- Two double bedrooms
- Open plan kitchen/breakfast room
- Enclosed rear garden
- Council Tax band B
- Sought after location
- Two reception rooms
- Utility and wc room
- No onward chain
- Freehold

Offers In Excess Of £250,000

SITUATION

Salisbury Street is a collection of two and three bedroomed Victorian terraced homes situated just off Kingston Road to the North of the Town Centre. The property is ideally situated for commuters being within close walking distance to Taunton Railway Station and offers easy access to the Town Centre itself with a good range of shopping, leisure and scholastic amenities. Taunton also offers access via Junction 25 to the M5 motorway.

DESCRIPTION

This well presented two bedroomed Victorian terraced home still retains many of its original character features.



ACCOMMODATION

The house has been improved over the years to create an open plan kitchen/breakfast room with double doors opening out on to the garden and leads to a utility and downstairs cloakroom. There are two good sized reception rooms and on the first floor are two double bedrooms and a fitted bathroom.

OUTSIDE

There is an enclosed front garden and to the rear an enclosed courtyard laid to patio with rear pedestrian access.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed out of Taunton Town Centre along North Street and over the bridge, continue to the second set of traffic lights and bear right into Station Road, continue past the railway station and at the next set of traffic lights proceed straight into Greenway Road and then straight again at the second set of traffic lights into Kingston Road. Continue for approximately 500 yards before taking a left hand turn into Salisbury Street. The property can be found at the very end on the left hand side identified by the Stags For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	70	77
England & Wales		
EU Directive 2002/91/EC		

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