

TOTAL APPROX. FLOOR AREA 1507 SQ.FT. (140.0 SQ.M.)
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
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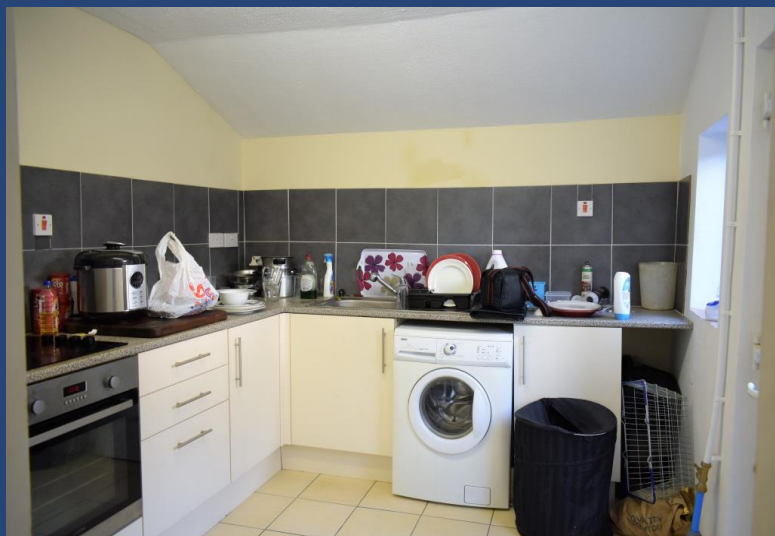


Queen Street, Taunton, Somerset
£220,000





- * A substantial three storey end of terrace town house
- * Highly favoured Trinity area of Taunton
- * Gas fired central heating and sealed unit double glazing
- * Three separate reception rooms
- * Kitchen
- * Four good sized bedrooms
- * Two shower rooms/wc's
- * Enclosed garden and garage
- * Requiring modernisation and improvement
- * No onward chain



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THE PROPERTY:

3 Queens Terrace is a substantial three storey end of terrace house standing in the highly favoured area of Trinity, close to the centre of Taunton.

The property has in recent years been rented out per room and is now needing some further upgrading and modernisation, but does offer the potential of an excellent rental yield or with further improvement, would provide a superb family home.

The accommodation briefly comprises an entrance hall, three separate reception rooms, kitchen, four bedrooms spread over the two upper floors and two shower rooms/wc's. To the rear is an enclosed garden and unusually for this area, a single garage accessed from Gordon Street.

This spacious property comes to the market with the added benefit of no onward chain and is highly recommended by the sole agents, Ware & Company.

THE LOCATION:

Queens Terrace is located in the sought after location of Trinity, within easy walking distance of the Town Centre, noted for its wide variety of shops, bars and restaurants, well respected schooling, The Brewhouse Theatre and The Somerset County Cricket Club. For the commuter, there is a national bus station, mainline railway station (London Paddington in under two hours), the M5 Motorway at Junction 25 is approximately two miles distant and Exeter and Bristol Airports are both under an hour away.

TENURE:

Freehold

TOTAL FLOOR AREA:

146 sq.m.

SUMMARY ACCOMMODATION:

Entrance Hall & Stairs:

Living Room: 5.15m (16'9") x 3.90m (12'8")

Dining Room: 3.60m (11'8") x 3.47m (11'4")

Breakfast Room: 3.02m (9'9") x 2.68m (8'8")

Kitchen: 2.96m (9'7") x 2.65m (8'7")

First Floor Landing:

Shower Room/WC 1:

Shower Room/WC 2:

Bedroom 1: 5.12m (16'8") x 4.57m (15'0") Total

Bedroom 2: 3.60m (11'8") x 3.51m (11'5")

Second Floor Landing:

Bedroom 3: 5.21m (17'10") x 3.78m (12'4")

Bedroom 4: 3.60m (11'8") x 3.54m (11'6")

SERVICES:

Main services of gas, electricity, water and drainage are connected. Gas fired central heating and sealed unit double glazing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		