

Kingston Road  
Taunton  
TA2 7SJ



  
**JOSEPH CASSON**  
the estate agency your home deserves









£260,000

- Bay-Fronted Victorian Terraced Property
  - Two Double Bedrooms
  - First Floor Bathroom
  - Two Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Landscaped Rear Garden
- Gas Central Heating
  - Central Location
- Council Tax Band: B
- EPC Rating:

UNEXPECTEDLY RE-AVAILABLE 04/09/2024. This charming bay-fronted terraced property is conveniently located just north of Taunton town centre, close to the train station. Boasting beautifully presented interiors, this home features two spacious bedrooms, a modern bathroom with a separate shower enclosure, two independent reception rooms, and an expansive open-plan kitchen/breakfast room. Step outside to enjoy the landscaped rear garden, perfect for relaxing or entertaining guests. Don't miss out on the opportunity to make this delightful property your new home!

## ACCOMMODATION

This attractive Victorian property briefly comprises: an entrance vestibule, hallway, lounge with bay window and fireplace, dining room, and open-plan kitchen/breakfast room to the ground floor. Accessed from the turning staircase and landing are two double bedrooms and a bathroom. Externally, there is a small front garden which is predominantly paved with established hedges. The rear garden is elevated and beautifully landscaped with seating and lawned areas.

## LOCATION

Kingston Road is located in the heart of Taunton, a historic town in Somerset, England. The area is known for its diverse range of amenities, making it a popular choice for both residents. Taunton train station is just a short distance away, providing easy access to other parts of the country.

The town centre is also within walking distance, offering a variety of shops, restaurants, and entertainment options. Additionally, the M5 motorway is easily accessible from Kingston Road, making it convenient for those who need to travel by car.

Overall, Kingston Road is a well-connected and vibrant area that offers a high quality of life for its residents.





GROSS INTERNAL AREA  
 FLOOR 1 69.5 m<sup>2</sup> (748 sq.ft.) FLOOR 2 50.5 m<sup>2</sup> (544 sq.ft.)  
 TOTAL : 120.0 m<sup>2</sup> (1,292 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

## Council Tax Band

B

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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