ALFRED STREET

gth

TAUNTON









45/46 Alfred Street,

Taunton, Somerset, TA1 3HY

Taunton Town miles; 0 M5 Junction 25, 2.2 miles

3 4 2 sq m

A rarely available larger than average terrace property in need of some refurbishment with off road parking, conveniently located with no onward chain.

Freehold Guide Price

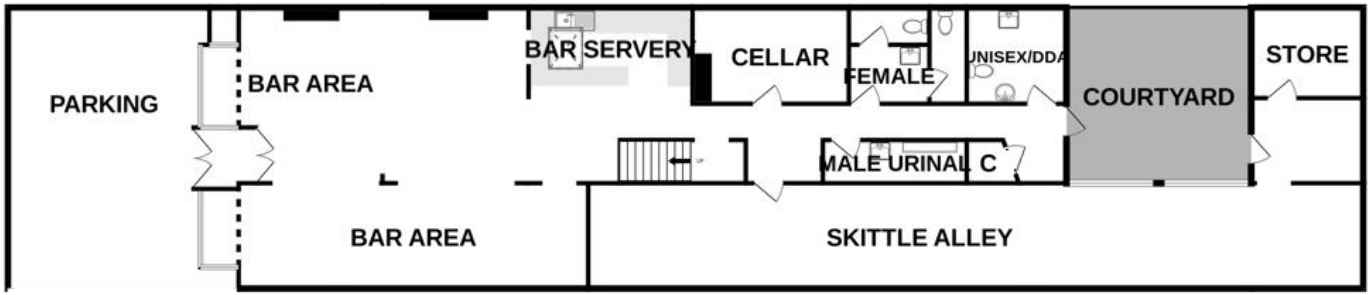
£280,000

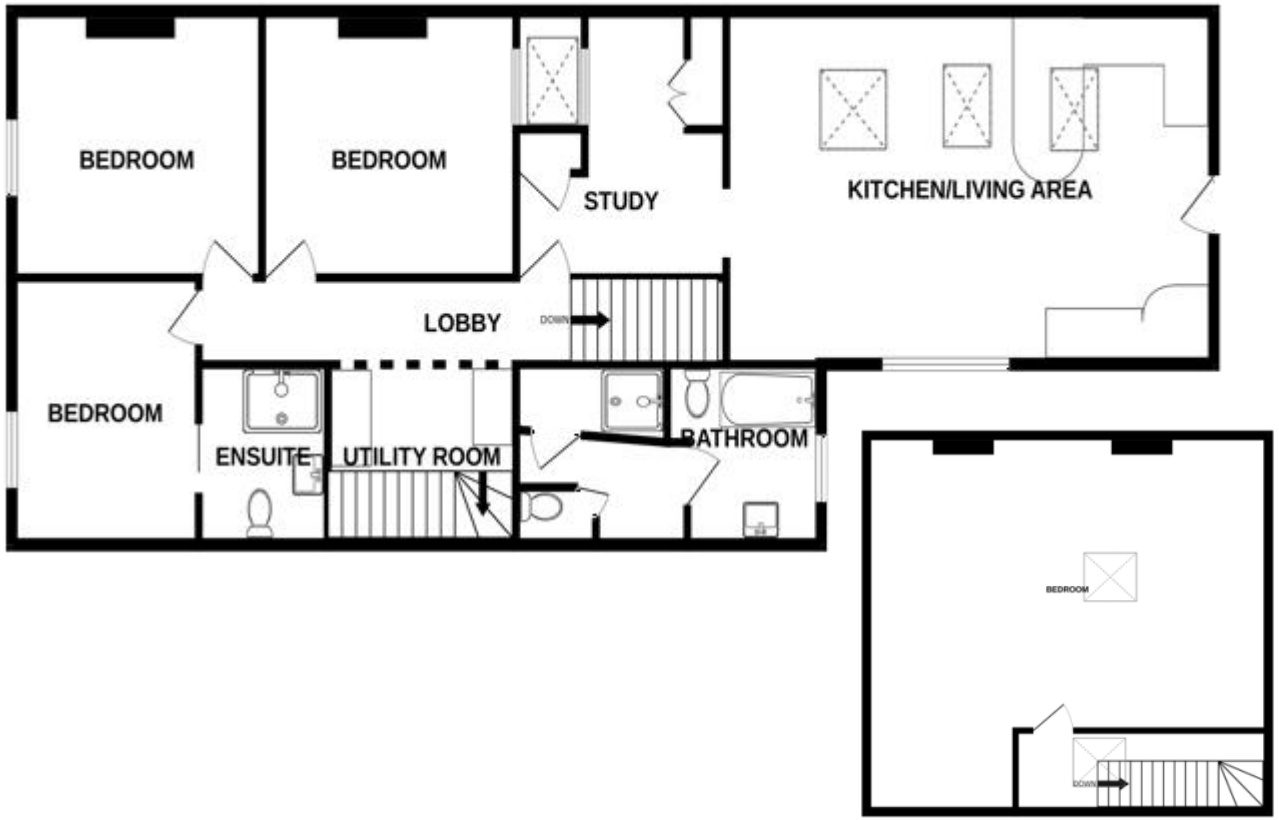
SITUATION

Alfred Street is found off Victoria Gate to the east of Taunton Town centre. Victoria Park is situated directly opposite the house which is a park full of green open spaces. Taunton is easily accessible with its extensive range of shopping, recreational, sporting and cultural facilities including Somerset County Cricket Ground and Taunton Racecourse. The County Town also provides access to the M5 motorway and a mainline intercity rail link.

DESCRIPTION

Offering an exciting opportunity for redevelopment, this larger than average Victorian terrace property is a former public house with residential planning permission. Spread over three floors the accommodation comprises an entrance porch with door leading to an open area which was the original bar, a hallway leads to the skittle alley, toilets, storeroom and internal courtyard which is sheltered on all sides. Stairs to the first floor give access to a large kitchen/lounge room, study, family bathroom and shower, and a hallway leads on to three double bedrooms, one of which is ensuite. There are further stairs to the third floor, housing bedroom 4. The property offers lots of scope for redevelopment and remodelling, and comes with planning permission and plans for conversion into two, 3 bedroom flats.





OUTSIDE

Externally the property benefits from off road parking for two vehicles to the front. Has an internal workshop.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: *Somerset Council—Band A.*

DIRECTIONS

What3words:///salt.glow.zone

ADDITIONAL INFORMATION

Broadband: FTTC—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.











VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU250219

GREENSLADE TAYLOR HUNT

www.gth.net