



178 Eaton Crescent, Taunton TA2 7UG
Offers in Excess of £300,000

GIBBINS RICHARDS 
Making home moves happen

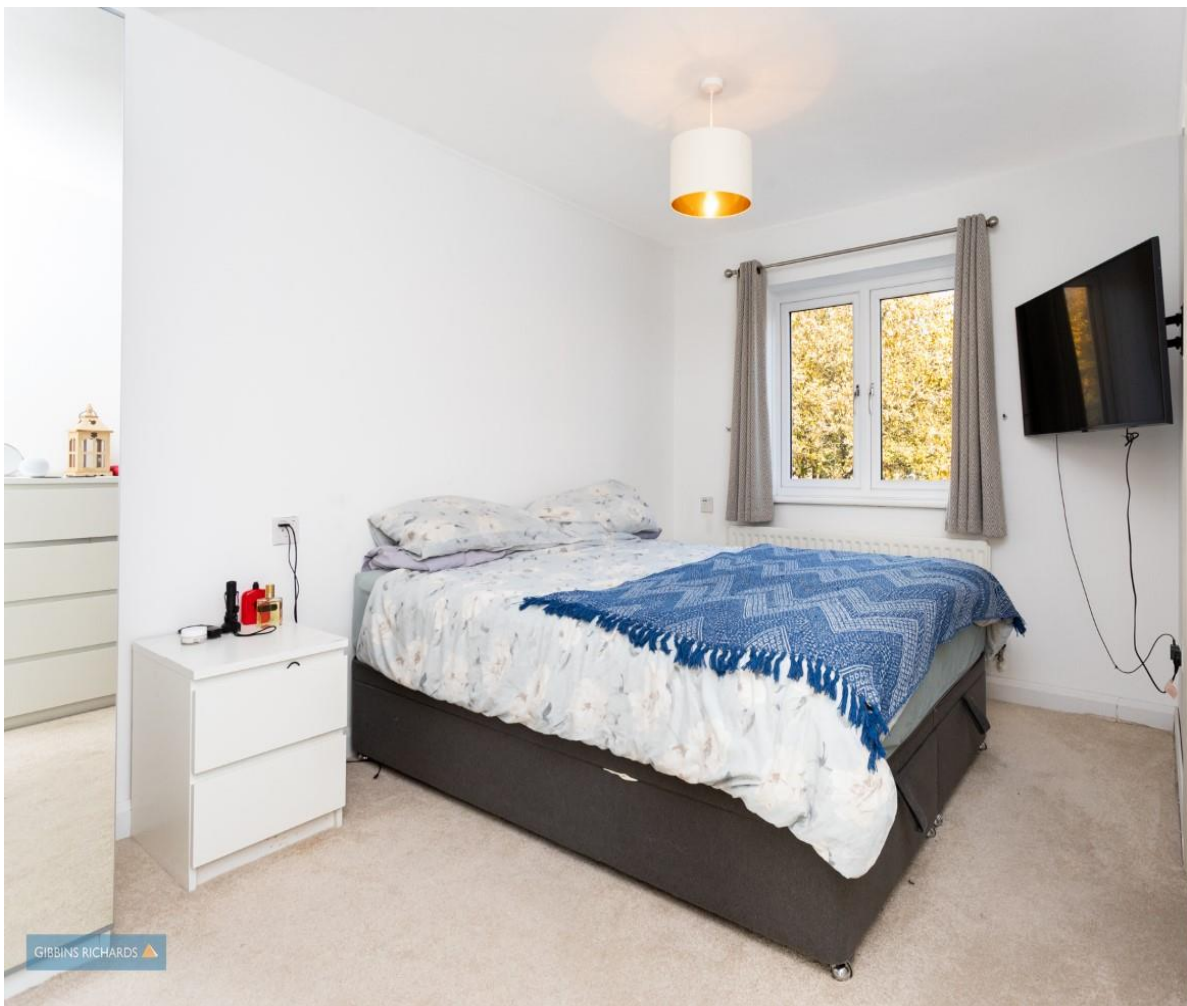
A well positioned four bedroomed detached home located down its own private driveway and overlooking a pleasant green play area. The accommodation offers sitting room, dining room, kitchen, ground floor cloakroom and a utility room. To the first floor are four bedrooms, the master having en-suite shower room and a further family bathroom. The property is augmented with an enclosed garden and has double glazing and a recent replacement gas central heating boiler. There is also a driveway leading to the garage.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

This four bedroomed detached home is situated in a lovely cul-de-sac position. The property is well looked after throughout and has a south facing rear garden. The mainline intercity railway station is within walking distance, whilst local amenities are on the door step and the town centre is approximately one mile distant. The M5 motorway at junction 25 is easily accessible.

FOUR BED DETACHED HOME
CLOSE TO AMENITIES
OVERLOOKING PLEASANT GREEN PLAY AREA
PRIVATE DRIVEWAY
EN-SUITE TO THE MASTER BEDROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
GARAGE
SOUTH FACING REAR GARDEN





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Entrance Hall

Sitting Room

13' 7" x 13' 2" (4.14m x 4.01m) Plus bay window. Open plan stairs to the first floor landing.

Dining Room

9' 5" x 7' 8" (2.87m x 2.34m) Double doors opening to the rear garden.

Kitchen

9' 4" x 7' 5" (2.84m x 2.26m) Modern and well fitted.

Utility Room

5' 11" x 4' 10" (1.80m x 1.47m)

Cloakroom

First Floor Landing

Access to loft space.

Bedroom 1

13' 4" x 10' 3" (4.06m x 3.12m)

En-suite

Bedroom 2

11' 10" x 8' 8" (3.60m x 2.64m)

Bedroom 3

9' 4" x 6' 9" (2.84m x 2.06m)

Bedroom 4

10' 9" x 8' 9" (3.27m x 2.66m)

Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

Outside

Driveway leading to garage 16' 5" x 8' 2" (5.00m x 2.49m). The south facing rear garden is enclosed with a patio area and lawn.



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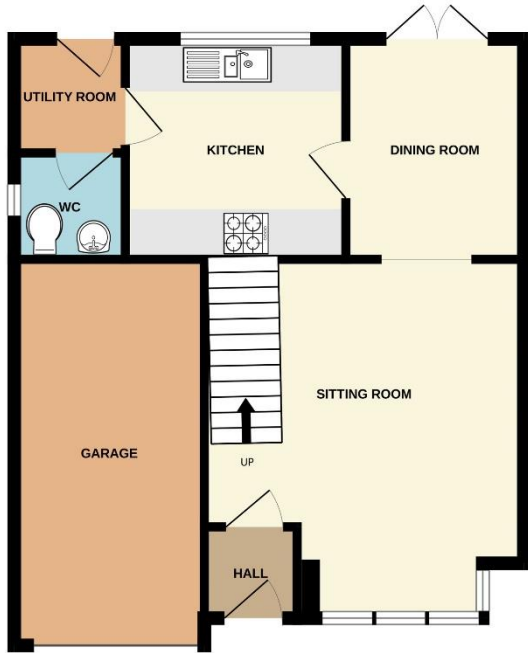


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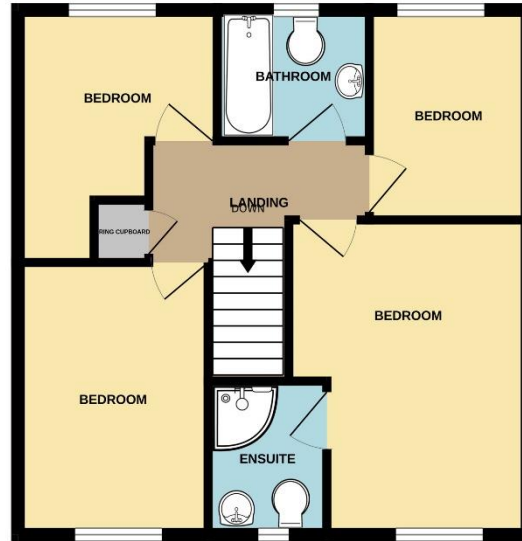


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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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