



10 Eastwick Road, Taunton TA2 7HX

£275,000

**GIBBINS RICHARDS**   
Making home moves happen

A beautiful three bedroomed semi detached home which has undergone some significant refurbishment in recent years. The property offers two reception rooms and a modern fitted kitchen, conservatory to the rear and to the first floor are three bedrooms and a bathroom. Externally there is off street parking to the front, a rear enclosed rear garden and a garage behind a two vehicle gate. A viewing is highly recommended to fully appreciate the beautiful property.

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

The property is entered via an entrance door which leads to the entrance hall and there are then two doors to the main reception rooms, a dining room towards the front and a sitting room towards the rear and then a rear re-fitted kitchen with comprehensive worktops and cupboard space and fitted appliances. This then leads to a small conservatory area across the rear of the property, which again leads to a store shed and the rear garden. There are three good sized bedrooms on the first floor and a re-fitted bathroom. The home has gas central heating and recently installed double glazing as well as newly fitted kitchen and bathroom suites. Externally there is ample parking at the front for two or three cars and a side driveway leading through vehicle gates which accesses a single attached garage. There is also a rear garden area mainly laid to patio which is south facing and a wonderful entertaining space. All in, this property is a fantastic example of a spacious and well priced family home, ideal for first time buyers or a growing family.

REFURBISHED THREE BED SEMI DETACHED HOME  
TWO RECEPTION ROOMS  
MODERN FITTED KITCHEN AND BATHROOM  
THREE GOOD SIZED BEDROOMS  
SMALL CONSERVATORY TO THE REAR  
STORE SHED  
SINGLE GARAGE  
LEVEL SOUTH FACING REAR GARDEN  
OFF STREET PARKING  
GAS CENTRAL HEATING AND RECENTLY INSTALLED DOUBLE GLAZING





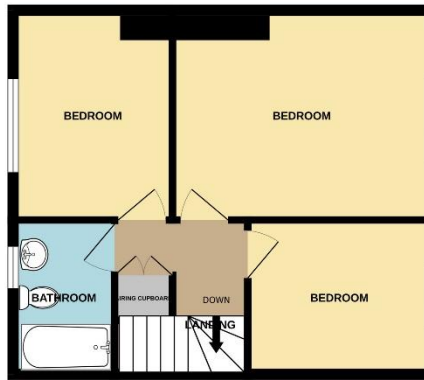
Entrance Hall	With two under stairs cupboard.
Dining Room	11' 7" x 8' 7" (3.53m x 2.61m) Fireplace.
Sitting Room	14' 2" x 11' 7" (4.31m x 3.53m) Fireplace.
Kitchen	10' 8" x 7' 6" (3.25m x 2.28m) Modern fitted kitchen with built-in dishwasher, microwave, fridge/freezer, oven and hob.
Conservatory	16' 1" x 4' 9" (4.89m x 1.44m) With utility facilities.
First Floor Landing	Airing cupboard.
Bedroom 1	14' 1" x 11' 8" (4.29m x 3.55m)
Bedroom 2	11' 7" x 8' 9" (3.53m x 2.66m)
Bedroom 3	10' 9" x 7' 6" (3.27m x 2.28m)
Bathroom	7' 5" x 5' 2" (2.26m x 1.57m)
Outside	Parking for two/three vehicles, single garage and enclosed rear garden which is predominately south facing and laid to patio. Store shed accessed from the conservatory.



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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