



GIBBINS RICHARDS 
Making home moves happen

123 Hamilton Road, Taunton TA1 2EP

£285,000

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An ideal opportunity to acquire a period three bedroomed semi, located on a good plot, which needs internal modernisation and is ripe for potential extension (subject to planning permission). The property does benefit from modern wiring and a new boiler feeding the heating system.

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

Number 123 Hamilton Road is a 1920's property which is accessed via a long front driveway and garden providing ample parking for cars. The entrance porch leads into the entrance hall and then into the traditional layout of two reception rooms, one at the front with a bay window and one to the middle, which then leads to a kitchen to the side and there is also a small rear lobby with a pantry cupboard and a ground floor wc. On the first floor there are three good size bedrooms and a bathroom. To the rear is a good sized rear garden, set into various different areas and also a large garage and workshop. The property is an ideal project for many and an early viewing is highly recommended.

1920'S THREE BED SEMI
IN NEED OF INTERNAL MODERNISATION / REFURBISHMENT
POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING PERMISSION)
TWO RECEPTION ROOMS
KITCHEN
REAR LOBBY WITH WC
AMPLE DRIVEWAY PARKING
LARGE REAR GARDEN





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Entrance Hall

Sitting Room 11' 9" x 11' 5" (3.58m x 3.48m) plus bay window.

Dining Room 11' 9" x 9' 9" (3.58m x 2.97m)

Kitchen 10' 9" x 6' 8" (3.27m x 2.03m)

Rear Hallway Pantry cupboard.

Cloakroom

First Floor Landing

Bedroom 1 11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom 2 11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 3 8' 4" x 6' 9" (2.54m x 2.06m)

Bathroom 8' 7" x 6' 9" (2.61m x 2.06m)

Outside To the front is a long driveway providing ample parking for several cars and a good sized front garden, which could be amended to provide more parking if required. The rear garden is of good size and is laid out in various different areas. There is a good sized garage 25' 0" x 9' 2" (7.61m x 2.79m) with a workshop on the rear.



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