



GIBBINS RICHARDS   
Making home moves happen

**18 Eastleigh Road, Taunton TA1 2YA**  
**£249,950**

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A three bedrommed Victorian terraced home conveniently placed for the Town Centre. The spacious accommodation consists of: entrance hall, sitting room leading to the dining room, kitchen and re-fitted downstairs bathroom. Externally the property benefits from an enclosed low maintenance rear garden and residents permit parking. NO ONWARD CHAIN.

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

Eastleigh Road is a highly regarded street between Trinity and Holway districts of Taunton. There is an excellent primary school nearby and the town centre is only one mile distant. The accommodation is warmed by gas central heating via a modern combination boiler and benefits from double glazed windows.

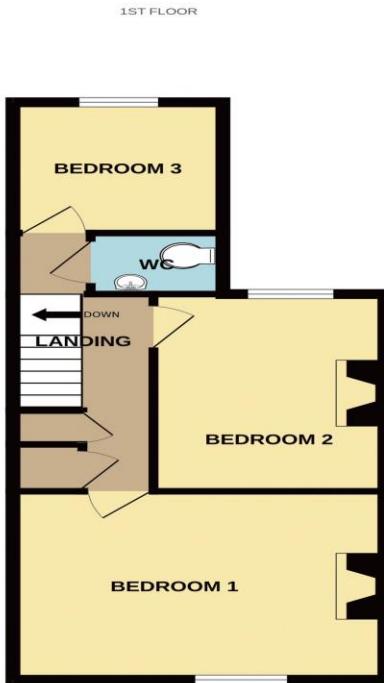
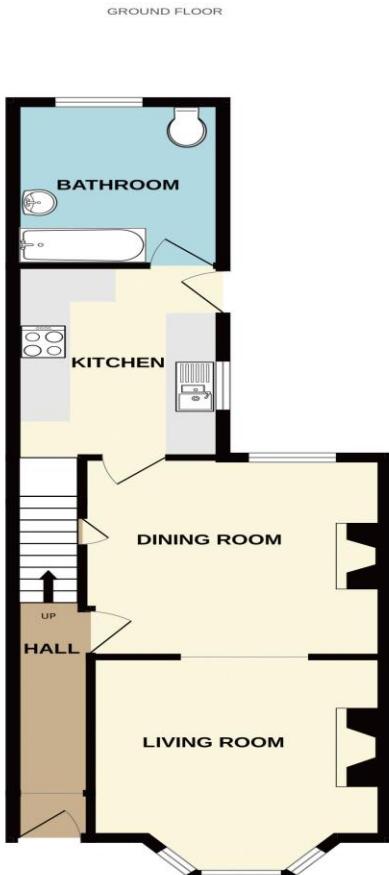
VICTORIAN TERRACE HOME  
THREE BEDROOMS  
RE-FITTED GROUND FLOOR BATHROOM  
UPSTAIRS TOILET  
LOW MAINTENANCE REAR GARDEN  
RESIDENTS PERMIT PARKING  
WALKING DISTANCE TO TOWN  
GAS CENTRAL HEATING  
NO ONWARD CHAIN





Hallway	Leading to the stairs.
Sitting Room	10' 9" x 10' 4" (3.27m x 3.15m) Plus bay window and alcoves. Log burning stove.
Dining Room	12' 0" x 10' 8" (3.65m x 3.25m) Under stair storage.
Kitchen	11' 6" x 8' 4" (3.50m x 2.54m) Combination boiler on wall.
Bathroom	9' 6" x 7' 5" (2.89m x 2.26m)
First Floor Landing	Storage cupboard.
Bedroom 1	14' 0" x 11' 3" (4.26m x 3.43m) Loft access.
Bedroom 2	12' 0" x 8' 1" (3.65m x 2.46m)
Bedroom 3	8' 5" x 7' 6" (2.56m x 2.28m)
Upstairs toilet	5' 2" x 3' 6" (1.57m x 1.07m)
Outside	A low maintenance rear garden and residents permit parking.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or miss-statement. This plan is for illustrative purposes only and should be read and used 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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