



GIBBINS RICHARDS  
Making home moves happen

31 Eaton Crescent, Taunton TA2 7UE  
**£212,000**

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A two bedroomed end of terrace home located in a cul-de-sac on the northern side of Taunton. The accommodation benefits from a sitting room, kitchen/dining room with doors opening to the rear garden, two first floor bedrooms and a shower room. Externally the property benefits from a low maintenance rear garden and driveway parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Eaton Crescent is located within a modern residential development constructed in 1999 and is located within walking distance of the mainline railway station and is just over one mile from the town centre. The property is warmed by gas central heating and benefits from double glazing throughout.

- END OF TERRACE HOME
- TWO BEDROOMS
- KITCHEN/DINING ROOM
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO A RANGE OF AMENITIES
- WALKING DISTANCE TO THE MAINLINE RAILWAY STATION
- NO ONWARD CHAIN



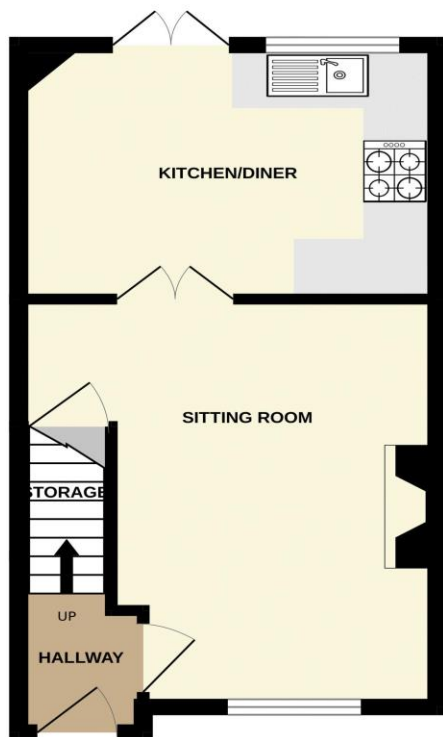




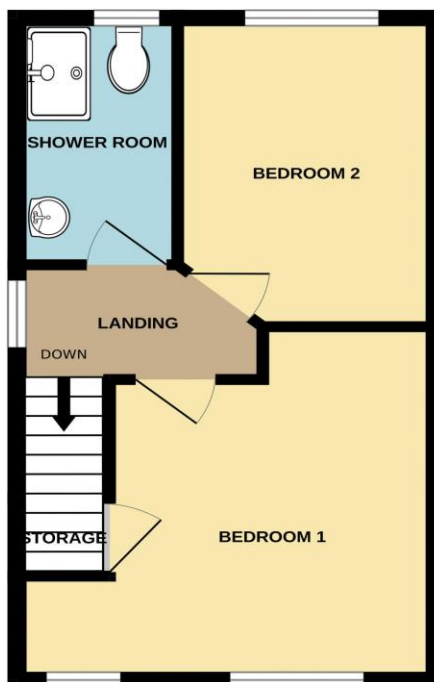
Hallway	6' 4" x 3' 10" (1.94m x 1.17m) Stairs to first floor.
Sitting Room	14' 8" x 12' 11" (4.48m x 3.93m)
Kitchen/Diner	12' 11" x 9' 2" (3.93m x 2.79m)
First Floor Landing	8' 5" x 7' 7" (2.56m x 2.31m)
Bedroom 1	12' 11" x 12' 9" (3.93m x 3.88m)
Bedroom 2	11' 1" x 7' 11" (3.39m x 2.42m)
Bathroom	8' 11" x 4' 11" (2.71m x 1.51m)
Outside	Driveway Parking. Low maintenance rear garden with side access gate.



GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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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.



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