



8 Eastbourne Road, Taunton TA1 1ST
£210,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed Victorian terrace home conveniently placed for the town centre. The accommodation consists of; entrance hall, dining room, sitting room, kitchen, two double bedrooms to the first floor and a shower room. Externally the property benefits from a low maintenance west facing rear garden and residents permit parking. Available with no onward chain.

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

Eastbourne Road is within a residents permit parking zone and is within walking distance of the town centre, which boasts a wide and comprehensive range of facilities. The property is presented in great decorative order and benefits from gas central heating via a combination boiler and double glazing throughout.

VICTORIAN TERRACE HOME
TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS
LOW MAINTENANCE REAR GARDEN
RESIDENTS PERMIT PARKING
FIRST FLOOR SHOWER ROOM
WELL PRESENTED THROUGHOUT
WALKING DISTANCE TO THE TOWN CENTRE
NO ONWARD CHAIN

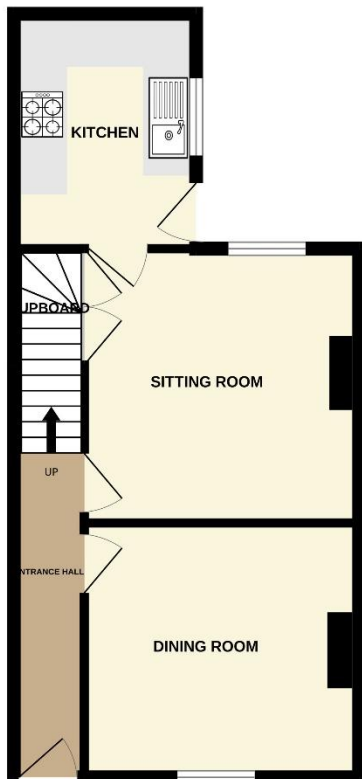




Entrance Hall	Stairs to first floor.
Dining Room	10' 8" x 10' 4" (3.25m x 3.15m) With alcoves.
Sitting Room	11' 6" x 11' 1" (3.50m x 3.38m) With alcoves leading to;
Kitchen	9' 9" x 7' 7" (2.97m x 2.31m) Housing the gas fired combination boiler. Door to rear garden.
First Floor Landing	
Bedroom 1	13' 7" x 11' 2" (4.14m x 3.40m) Built-in wardrobes.
Bedroom 2	11' 6" x 8' 3" (3.50m x 2.51m)
Shower Room	9' 8" x 7' 9" (2.94m x 2.36m)
Outside	Low maintenance west facing enclosed rear garden. Residents permit parking.



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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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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