



GIBBINS RICHARDS
Making home moves happen

Canterbury House, East Lyng, Taunton TA3 5AU

£285,000

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A four bedroomed end of terrace property in need of modernisation, situated in the village of East Lyng. The ground floor accommodation includes an entrance hall, three reception rooms, a kitchen, and a boot room. Upstairs, the property offers four bedrooms and a family bathroom. Externally, the home benefits from a generously sized garden, multiple outbuildings, a garage, and off-road parking. Offered with no onward chain.

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

Canterbury House is a four bedroomed home, believed to date back to the late 19th century, rich in character and local history. Once the heart of the village, the property previously served as both the village shop and post office. Set on a generous plot, the property boasts a large garden and offers excellent potential. Subject to the necessary planning permissions, there may be scope for a building plot to the side of the dwelling—ideal for future development or extended living space. The home is warmed by electric radiators and is serviced by a septic tank.

Located in the village of East Lyng
Four bedrooms
Three reception rooms
In need of modernisation
Potential to extend - subject to planning
Large corner plot gardens
Garage, outbuildings and parking
Electric radiators
No onward chain





Entrance Hall

Hallway

Living Room 1 12' 10" x 11' 2" (3.92m x 3.40m)

Living Room 2 13' 11" x 11' 1" (4.24m x 3.38m)

Dining Room 14' 0" x 11' 3" (4.27m x 3.43m)

Kitchen 10' 0" x 11' 2" (3.06m x 3.4m)

Boot Room 9' 10" x 8' 4" (3.00m x 2.54m)

Utility Room 11' 10" x 7' 2" (3.61m x 2.19m) Storage cupboard and WC.

First Floor Landing 14' 11" x 6' 8" (4.54m x 2.03m)

Bedroom 1 13' 6" x 10' 11" (4.11m x 3.33m)

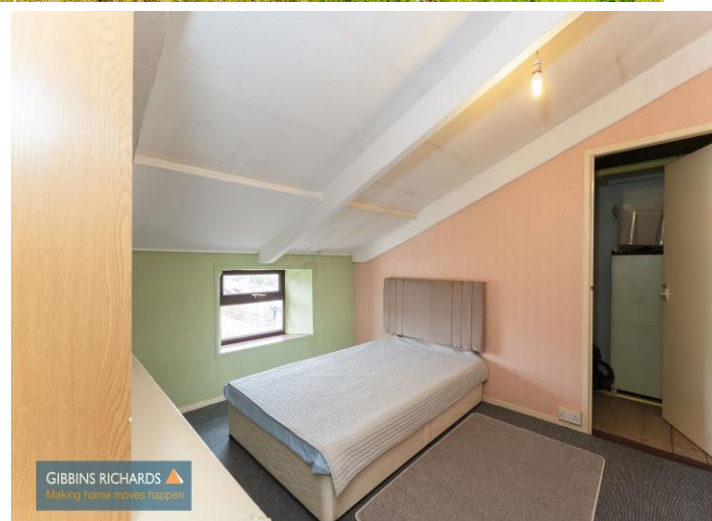
Bedroom 2 10' 4" x 6' 7" (3.15m x 2m)

Bedroom 3 13' 6" x 8' 4" (4.11m x 2.55m)

Bedroom 4 14' 9" x 11' 9" (4.5m x 3.58m) Including large storage cupboard.

Bathroom 9' 10" x 8' 4" (2.99m x 2.55m)

Outside Off road parking for three vehicles. Garage 21' 11" x 11' 10" (6.67m x 3.61m). Large corner plot gardens with outbuildings. Potential to extend (subject to planning consents).



GROUND FLOOR



1ST FLOOR



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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk