



Eastbourne Road, Taunton TA1 1ST

welcome to

Eastbourne Road, Taunton

A THREE DOUBLE BEDROOM home nestled in the heart of Taunton. Offered to the market with NO ONWARD CHAIN, this property is only a stones throw away from the local amenities of TAUNTON TOWN CENTRE, schools, and the TRAIN STATION. This really is the PERFECT INVESTMENT, or first time buy!





Ground Floor



First Floor



Second Floor

Total floor area 114.3 m² (1,230 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Lounge Area

10' 11" x 10' (3.33m x 3.05m)

Dining Area

13' 7" Max x 12' 4" (4.14m Max x 3.76m)

Kitchen

14' 10" Max x 12' 11" Max (4.52m Max x 3.94m Max)

Utility Room

5' 10" x 4' 11" (1.78m x 1.50m)

W.C

Landing

Bedroom 1

14' 8" Max x 13' 2" Max (4.47m Max x 4.01m Max)

Bedroom 2

13' 5" Max x 11' 5" Max (4.09m Max x 3.48m Max)

Bedroom 3

11' 10" Max x 8' 3" Max (3.61m Max x 2.51m Max)

Bathroom

Rear Garden

Parking: *On-street, permit*

parking. Approx. £60.00/year for one resident permit, and approx. £100.00/year for a second resident permit.

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Eastbourne Road, Taunton

- NO CHAIN!
- Three Double Bedrooms
- Town Centre Location
- Low Maintenance Rear Garden
- The Ideal First Time Buy, Or Investment Property

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£205,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108670



Property Ref:
TAU108670 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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