

FOR SALE

Guide Price £215,000

Eastbourne Road, Taunton



A beautifully presented Victorian family home with no onward chain, boasting sitting room, dining room, kitchen, family shower room, double glazing, gas central heating and a fully enclosed low maintenance garden, the property is situated ideal for the town centre and within a short drive from the M5 junction 25 motorway.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Sitting Room

c.11'6 x 10'10 (3.50m x 3.30m)

With a double glazed window to the front aspect, a feature Victorian fireplace with decorative surround, radiator 2 wall lights and a ceiling light.

Dining Room

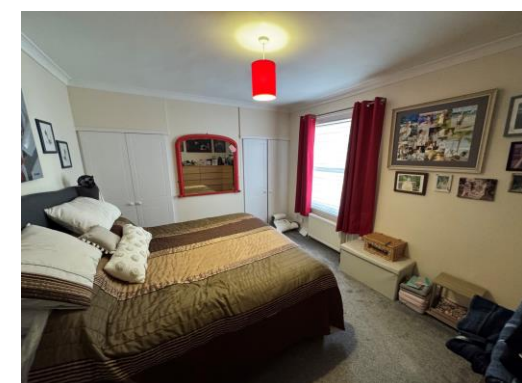
c.12'5 x 11'7 (3.78m x 3.53m)

With a double glazed window to the rear aspect, under stairs storage cupboard, display alcove, television point, radiator and ceiling light with a part glazed door to:-

Kitchen

c.10'3 x 7'9 (3.12m x 2.36m)

With a double glazed door and window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and point for a gas cooker, space and plumbing for a washing machine, tiling to splash prone areas, radiator, wall mounted gas boiler for the hot water and central heating, 5 spotlights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.13'10 x 11'4 (4.21m x 3.45m)

With a double glazed window to the front elevation, radiator, built-in wardrobes, ceiling light.

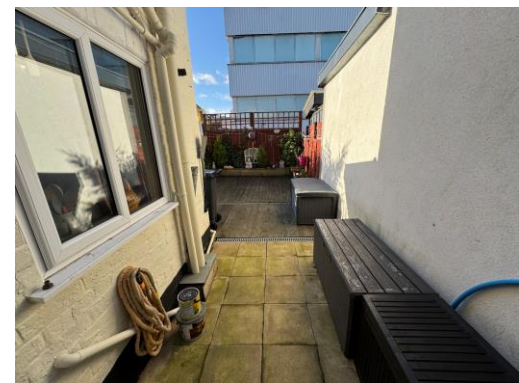
Bedroom 2

c.11'8 x 9'8 (3.55m x 2.94m)

With a double glazed window to the rear elevation, a Victorian feature fireplace with decorative surround, radiator, ceiling light.

Family Shower Room

With a double glazed window to the rear elevation, a suite comprising of a shower cubicle, vanity wash hand basin close, coupled WC, tiling to all walls, built-in shelved storage cupboard with space and point for a tumble dryer, heated towel rail, ceiling light.



OUTSIDE

The rear garden is fully enclosed and laid to patio and decking, with raised flowerbeds housing a variety of mature shrubs, there is outside power supply, water and lighting.

Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface low, river and sea very low.

Primary School Catchment :- St James Church School

Secondary School Catchment :- Bishop Fox's



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Awaiting floorplan

Directions

Head down East Reach, turn left into Eastbourne Road

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

