

FOR SALE

Guide Price £205,000

Eastbourne Gate, Taunton



A terraced Victorian family home offering 2 bedrooms, 2 reception rooms, fitted kitchen, lovely fitted bathroom, mainly double glazed, gas central heating, ideal access for the town center, courtyard garden, no onward chain.

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

UPVC double glazed front door opening through to

Entrance Hall

Feature tiled floor, radiator, stairs to the first floor accommodation, ceiling light point and door through to



Dining Room

c.12'1 x 11'2 (368m x 3.40m)

Double glazed window obtaining borrowed light from the kitchen, radiator, under stairs storage cupboard, ceiling light point and archway through to



Sitting Room

c.10'10 x 10'8 (3.30m x 3.25m)

Double glazed window to the front aspect, television point, radiator, telephone point, 2 wall light points, ceiling light point.

From the Dining Room door through to



Kitchen

c.14' x 10'2

Double glazed door to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a single bowl single drainer sink unit with mixer taps, space for a cooker, tiling to splash prone areas, radiator, wall mounted gas boiler for the central heating and hot water, space and plumbing for washing machine and dishwasher, ceiling light point.



FIRST FLOOR

Landing

Access to loft space, ceiling light point and door to

Bedroom 1

14'1 x 11'4 (4.29m x 3.45m)

Double glazed window to the front elevation, feature Victorian original fireplace, built-in storage cupboards, radiator, ceiling light point.

Bedroom 2

c.12'1 x 8'7 (3.68m x 2.62m)

Double glazed window to the rear elevation, radiator, telephone point ceiling light point.

Bathroom

Double glazed obscured window to the side elevation, a suite comprising a bath with mixer taps and shower handset with shower over, close coupled WC, pedestal wash hand basin, all walls benefiting from being fully tiled, heated towel rail/radiator, feature tiled floor with under floor heating, five spotlight fittings.

OUTSIDE

The rear garden all of which is fully enclosed by lap panel fencing and brick wall offers a patio area with steps rising to a further patio seating area, outside lighting and water supply.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(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, follow this road to the end and round into Haydon Road, Eastbourne Gate will be found on your left.

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.

