Eastbrook Terrace | Trull | Taunton | TA3 7LJ

£275,000

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Characterful Three-Bedroom Home in the Heart of Trull

Nestled in the sought-after village of Trull, Taunton, this charming period home on Eastbrook Terrace offers a wonderful combination of character, space and now requiring some cosmetic modernisation.

Dating back to around the 1830's, the property is full of history and charm, making it an ideal choice for buyers looking for a home with individuality and a sense of character.

The accommodation extends to approximately 710 sq ft and includes two reception rooms, providing versatile spaces for relaxing, entertaining or working from home. The layout offers a lovely balance of practicality and natural light, creating a warm and welcoming feel throughout.

Upstairs, the property provides three well-proportioned bedrooms, offering flexibility for family living, guests or a dedicated home office. A family bathroom completes the accommodation.

One of the property's key attractions is its period character, with features that reflect its heritage and give the home a distinctive atmosphere rarely found in newer properties.

Eastbrook Terrace is ideally positioned within the popular village of Trull, offering a peaceful village setting while remaining conveniently close to Taunton and its extensive range of shops, schools, leisure facilities and transport connections.

A fantastic opportunity for first-time buyers, families or investors, this charming home offers the chance to own a piece of Trull's history while enjoying the convenience of modern-day living.

Living Room
17'9" x 9'7" (5.4m x 2.9m)
This welcoming living room features exposed wooden beams and a substantial rustic fireplace with a timber lintel, adding character and charm. The tiled floor and neutral walls provide a durable and adaptable space, with room for cosy seating arrangements. The room benefits from natural light through the front window, creating a warm ambience.

Dining Room
17'9" x 8'0" (5.4m x 2.4m)
Adjoining the living room, the dining room continues the theme of exposed beams and tiled flooring. It comfortably accommodates a dining table and chairs, with a view towards the staircase leading upstairs. The space is well lit by a front-facing window, maintaining a bright and inviting feel for family meals or entertaining guests.

Kitchen
17'7" x 8'4" (5.4m x 2.5m)
The kitchen is a bright and practical space with a tiled floor and exposed ceiling beams. Dual windows and a rear door allow plenty of natural light and easy access to the rear. There is ample room for appliances including a washing machine and tall fridge freezer, making this a well-equipped area for daily cooking and food preparation.

Bedroom 1
10'3" x 9'10" (3.1m x 3.0m)
This bedroom creates a restful space with a large window featuring leaded glazing and a soft, welcoming décor.

Bedroom 2
10'3" x 7'11" (3.1m x 2.4m)
This is also a double bedroom with a window providing natural light. It is a practical space suitable for a child's room or guest accommodation, with neutral décor and carpeting.

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Bedroom 3
7'4" x 6'9" (2.2m x 2.1m)
A compact third bedroom with a single bed and window, presenting a bright and functional space. Neutral walls and carpeting complement the room's simplicity and practicality.

Bathroom
The bathroom is fitted with a white suite comprising a bath with an over-bath electric shower, pedestal wash basin and WC. Tiled walls and floor in light tones create a fresh and clean environment, with a frosted window providing natural light and ventilation.

Rear Garden
The rear garden is an inviting outdoor space situated to the rear of the property, separate from the main house. The rectangular, open-plan garden features a generous lawn bordered by mature trees and established shrubs, creating a private and peaceful setting. A timber shed is nestled in one corner, offering useful storage or an ideal space for a quiet retreat. Well maintained throughout, the garden provides ample space for outdoor activities, entertaining and gardening.

Material Information
Part A
Council Tax: C
Tenure: Freehold

Part B
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage:
https://checker.ofcom.org.uk/

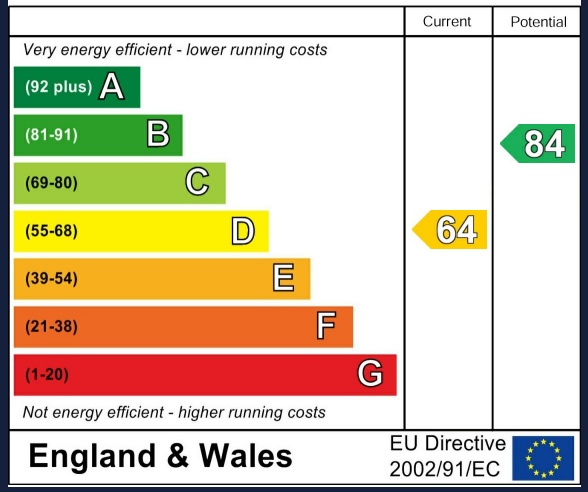
Parking: on road
Construction: Stone/brick with a tiled roof

Part C
Flood & erosion risk https://www.gov.uk/check-long-term-flood-risk

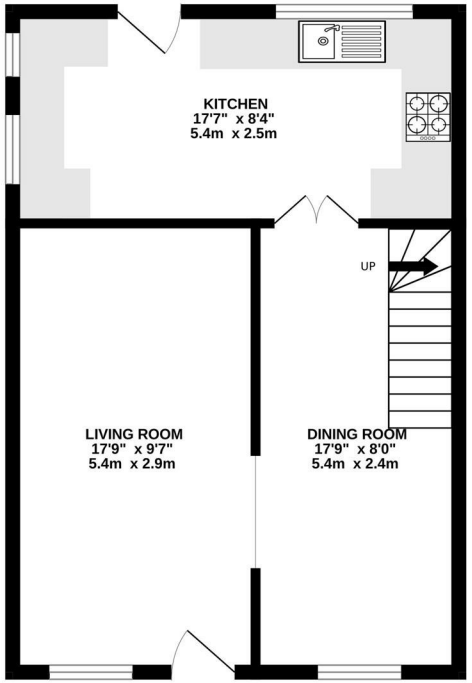
Planning N/A
Building safety N/A
Restrictions N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A

Disclaimer
Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no 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 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

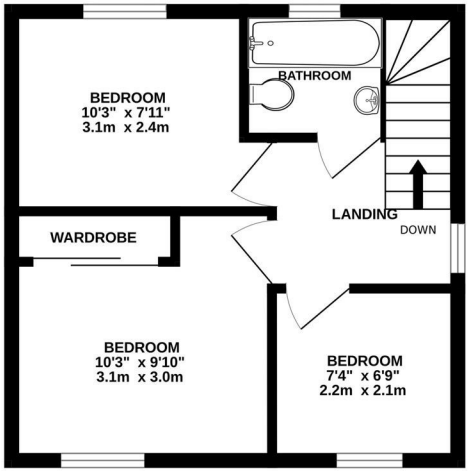
Energy Efficiency Rating



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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Council Tax Band **C** EPC Rating **D**

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