

DERBYSHIRE'S

Lettings Department

Roman Road, Taunton

£200,000



Situated in a popular residential area of Taunton, this two double bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. Offered chain free with vacant possession, the property is ideal for first-time buyers, investors, or those seeking a home with potential to modernise and add value.

The accommodation briefly comprises an entrance porch leading into a spacious reception room, providing plenty of space for both living and dining areas. The kitchen is positioned to the rear of the property and is complemented by a useful utility room and conservatory overlooking the garden.

Upstairs, there are two generous double bedrooms along with a family bathroom. Externally, the property benefits from a gated driveway to the front, with a pathway leading to both the main entrance and rear utility room access. To the rear is an enclosed split-level garden featuring a brick-built storage shed and additional timber shed, offering ample outdoor storage space.

Early viewing is recommended to appreciate the potential this property has to offer.

- 2 Bedroom Semi Detached House
- Large Reception Room
- Kitchen
- Conservatory
- Downstairs Cloakroom & Utility Area
- Gated Driveway Parking
- Gas Central Heating
- Chain Free
- Vacant Possession
- EPC: D

Tel : 01460 63600

www.derbyshires.net

TO MAKE AN APPLICATION:

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.
2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.
3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.
4. Last 3 months payslips.
5. Last 3 months bank statements .

The above should be e-mailed to admin@derbyshires.net

ONCE YOUR APPLICATION HAS BEEN ACCEPTED:

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).

Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.

To download an **APPLICATION FORM** please visit derbyshires.net/tenant-information or scan this **QR CODE**



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