

Eastleigh Road, Taunton, TA1 2YA

£260,000

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Nestled on the charming Eastleigh Road in Taunton, this delightful terraced house offers a wonderful blend of period character and modern living. Built in 1907, the property boasts a wealth of charm and has been lovingly cared for, improved and maintained by the current owner over the past 13 years, now presenting to a beautiful standard throughout.

Spanning an impressive 936 square feet, the accommodation offers generous living space, including two inviting reception rooms, perfect for entertaining guests, relaxing with family or enjoying cosy evenings at home. The property further benefits from two well-proportioned bedrooms and a beautiful upstairs bathroom, creating a comfortable and welcoming home.

The current owner has undertaken a number of important improvements over the years, providing added peace of mind for prospective purchasers. These include a new roof approximately eight years ago, rewiring and replumbing around 13 years ago, and damp-proofing. The boiler has been serviced annually, and the property also benefits from a fitted alarm system. The multi fuel burner has been serviced and is in full working order, offering an attractive feature for those who appreciate the character and charm of a period home.

Outside, the garden has been thoughtfully landscaped to create an appealing outdoor space to enjoy, complemented by attractive resin pathways that enhance both its appearance and practicality.

Situated in a desirable area of Taunton, Eastleigh Road benefits from convenient access to a range of local amenities, including shops, schools and parks. The area's transport links and welcoming community make this an appealing choice for first-time buyers, couples, small families and professionals alike.

Combining period charm, generous accommodation and a range of valuable improvements, this lovingly maintained home is a fantastic opportunity for anyone seeking a property that has been well cared for over many years and is chain free.

- 2 reception rooms
- No chain
- Modern bathroom
- Permit parking
- Ideal for small families
- 2 spacious bedrooms
- Kitchen and dining area
- 936 sq ft of space
- Close to Taunton amenities
- Terraced house charm



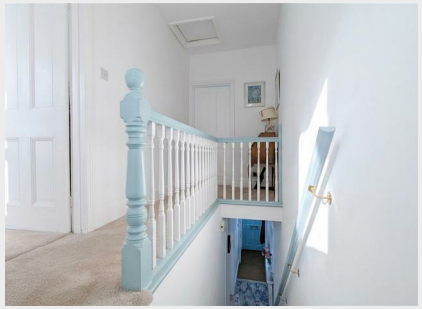
















Hallway

A welcoming hallway with a soft, neutral palette that leads directly into the living spaces beyond.

Living Room

12'10" x 11'6" (3.9 x 3.5)

The living room offers a inviting atmosphere, featuring a classic bay window that floods the space with natural light. At its heart is a charming wood-burning stove set within a brick fireplace, creating a warm focal point. The soft beige carpet complements the neutral walls, providing a comfortable space to relax.

Dining Room

12'2" x 12'0" (3.71m x 3.66m)

Adjacent to the living room, the dining room features rich, deep blue walls that add a sense of sophistication. A wooden mantelpiece and fireplace provide a classic feature, while French doors open toward the rear garden, filling the room with light and easy access to outdoor space. Neutral carpets and wooden furniture complete this elegant and practical dining area.

Kitchen

12'0" x 8'0" (3.66m x 2.44m)

The kitchen is fitted with light wood cabinets and dark countertops, offering ample storage and workspace. It stretches in a galley style, with integrated appliances and a practical layout. An arch leads through to the breakfast room, which benefits from two skylights overhead and French doors that open out into the rear garden, filling the space with natural light and creating a bright, airy dining area.

Breakfast Room

8'0" x 7'0" (2.44m x 2.13m)

A bright breakfast room that flows from the kitchen, featuring two skylights and French doors that open directly onto the garden. Painted in a soft blue, the room creates a lovely spot for casual dining with plenty of natural light throughout the day.

Landing

The landing on the first floor is light and neutral, providing access to bedrooms and the bathroom. A traditional spindle balustrade lines the staircase, adding a touch of character and class.

Bedroom 1

12'10" x 11'5" (3.91m x 3.48m)

The main bedroom is spacious and painted in a calm, pale green tone that promotes restfulness. It boasts a large fitted wardrobe that stretches across one wall, providing generous storage. A charming, exposed brick fireplace adds character and warmth to the room, which is completed with neutral carpeting and soft furnishings.

Bedroom 2

12'2" x 9'8" (3.71m x 2.95m)

The second bedroom is decorated in gentle pastel pinks and neutral tones, creating a cosy and welcoming feel. A traditional fireplace with exposed brickwork forms a quaint focal point. The room is brightened by natural light filtering through a window dressed with soft curtains and is finished with neutral carpeting.

Bathroom

The bathroom is beautifully designed with modern finishes and a relaxing colour palette. It features a freestanding clawfoot bath, a separate corner shower with glass doors, and a large window that allows natural light to brighten the space. The tiled floor and neutral walls complete this stylish and practical bathroom.

Rear Garden

A beautifully maintained rear garden with a neat central lawn bordered by paved paths and planted beds. A timber pergola and seating area provide a lovely spot for relaxing or entertaining, while timber fencing and brick walls offer privacy and a charming backdrop to the outdoor space.

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

Material Information

Part A
Council Tax: B
Tenure: Freehold

Part B
Water: Mains
Heating: Gas
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: Good outdoor and indoor coverage with EE, 02, Three & Vodafone & Internet speed:Upto 1800Mbps

Parking: on road
Construction: Brick with a tiled roof

Part C
Flood & erosion risk https: Low

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





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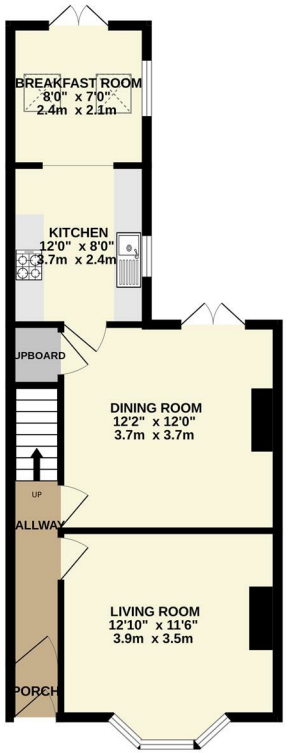
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

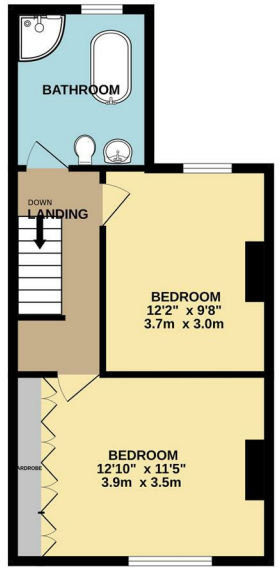
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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 **B** EPC Rating **D**

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