FOR SALE

Guide Price £200,000

Eastbourne Gate,



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

Ideally positioned for easy access to the town centre, this attractive Victorian terraced home seamlessly blends period character with practical modern living. Offered to the market with no onward chain**,** the property boasts two generous reception rooms, a spacious fitted kitchen, a luxury tiled bathroom with underfloor heating, and an enclosed tiered courtyard garden.

A UPVC double glazed front door opens into a welcoming Entrance Hall**,** immediately setting a charming tone with its feature tiled flooring, radiator, and stairs rising to the first floor.

A door leads through to the Dining Room (c. 12’1" x 11’2" / 3.68m x 3.40m), a bright and versatile central space benefiting from a handy under-stairs storage cupboard, radiator, and borrowed light via a double glazed window to the kitchen. An open archway flows seamlessly into the cosy Sitting Room (c. 10’10" x 10’8" / 3.30m x 3.25m), which features a front-aspect double glazed window, radiator, television and telephone points, and a combination of ceiling and dual wall lighting.

To the rear of the property, the well-proportioned Kitchen (c. 14’0" x 10’2") is fitted with a comprehensive range of floor and wall-mounted storage cupboards and drawers, complemented by generous work surfaces and a single bowl, single drainer sink with mixer taps. Practicality is assured with space for a cooker, plumbing and space for both a washing machine and a dishwasher, splashback tiling, a wall-mounted gas central heating boiler, and a double glazed door opening directly onto the rear garden.











FIRST FLOOR

The first-floor Landing provides access to the loft space and leads to two comfortable bedrooms and the family bathroom.

The generous Principal Bedroom (14’1" x 11’4" / 4.29m x 3.45m) spans the front of the property and showcases an attractive original Victorian feature fireplace, alongside built-in storage cupboards, a radiator, and a front-elevation double glazed window.

Bedroom Two (c. 12’1" x 8’7" / 3.68m x 2.62m) enjoys a quiet rear aspect with a double glazed window, radiator, and telephone point—making it ideal as a second double bedroom, nursery, or dedicated home office.

Completing the accommodation is a stylish, fully tiled Family Bathroom**.** Appointed with a modern white suite, it includes a bath with mixer taps, shower handset, and overhead shower, a close-coupled WC, and a pedestal wash hand basin. Added touches of luxury include a heated towel rail, recessed spotlighting, an obscured side-aspect double glazed window, and a feature tiled floor with underfloor heating**.**

To the rear lies a low-maintenance, private Courtyard Garden**,** fully enclosed by a combination of brick walling and lap panel fencing. Designed for effortless outdoor entertaining, a lower patio area features steps rising to a further elevated patio seating space, complete with outside lighting and an external 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.

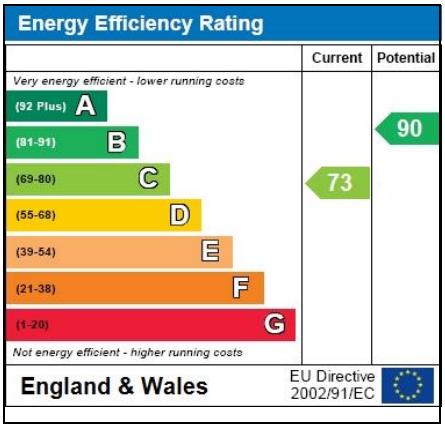












Awaiting floor plan

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.
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