



**DERBYSHIRE'S**  
— Estate Agents —

47 Roman Road, Taunton, TA1 2BG

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>86</b>	<b>60</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC

47 Roman Road, Taunton, TA1 2BG  
 Asking Price £200,000

## **TWO BEDROOM SEMI-DETACHED HOUSE**

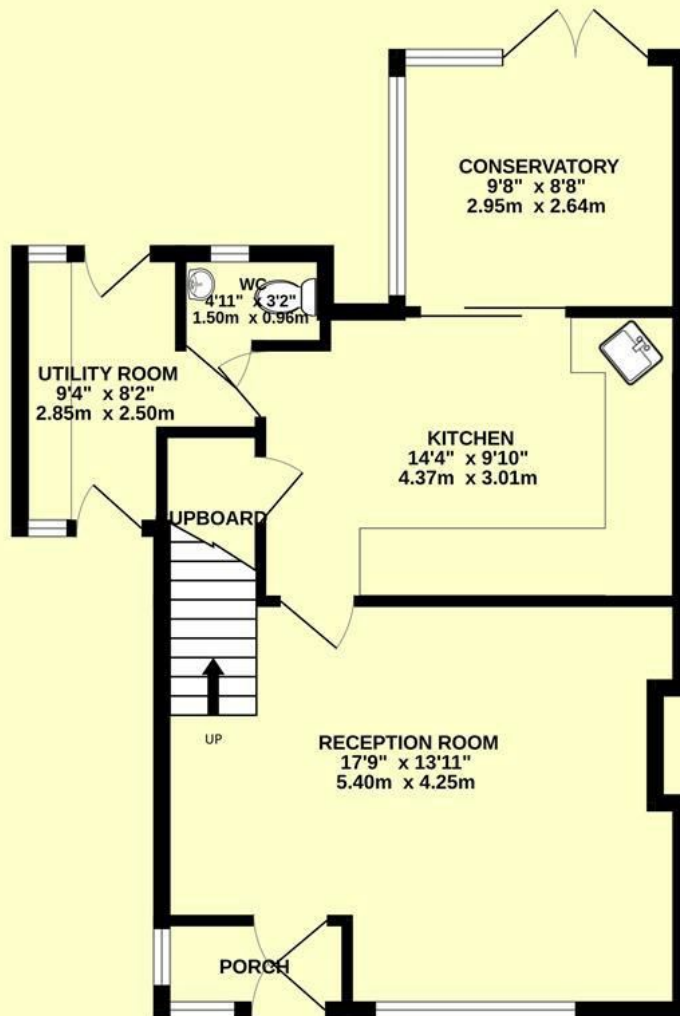
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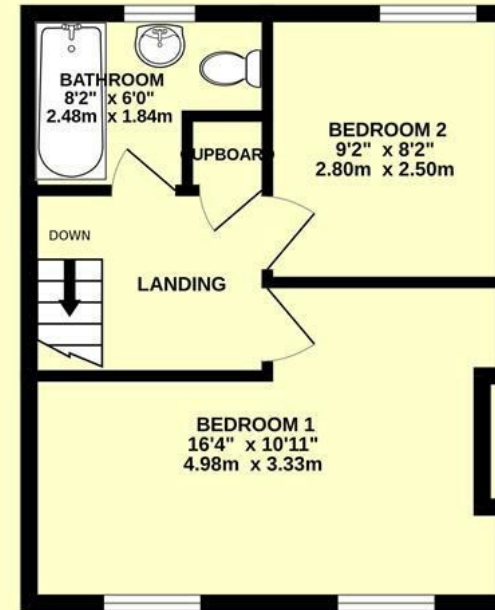
bathroom.

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GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Directions -





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*Estate Agents*

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