



48 Leycroft Road, Taunton TA1 2EF
Offers in Excess of £180,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic and near unique opportunity to acquire a spacious and extended three bedroomed house offering an extended interior, a good sized garden and in need of complete refurbishment. The property, offered to the market with no onward chain, has been extended to the rear to provide a two storey extension by way of an extended kitchen and a third bedroom upstairs. Viewing is highly recommended.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

Set among a terrace of similar properties, this conveniently located terrace house has so much to offer and is currently in need of some refurbishment. With gas central heating and some double glazing, the property is perfectly livable, but just requires some sprucing up to make it in line with modern taste and design. The two storey extension, added some years ago, is a fantastic addition and enhances the living space.

There is also a good sized and enclosed rear garden with a patio and lawned area. On street is provided and the house is located towards the bottom of East Reach, which gives good access to the A38 and the M5 motorway. Properties of this design and price are becoming increasing hard to find, so we would encourage an early viewing to register your interest..

AMAZING OPPORTUNITY
THREE BEDROOMED TERRACE
IN NEED OF INTERNAL REFURBISHMENT
SPACIOUS INTERIOR
BATHROOM
EXTENDED KITCHEN
GAS CENTRAL HEATING
DOUBLE GLAZING
ENCLOSED REAR GARDEN





Entrance Hall

Sitting Room

21' 0" x 11' 2" (6.40m x 3.40m)
widening to 14'6" Access to an under
stairs cupboard. Fireplace.

Kitchen

11' 3" x 11' 2" (3.43m x 3.40m)

First Floor Landing

Bedroom 1

12' 0" x 8' 10" (3.65m x 2.69m) plus
recess.

Bedroom 2

11' 10" x 9' 7" (3.60m x 2.92m)
Obscure shape.

Bedroom 3

11' 8" x 4' 10" (3.55m x 1.47m)

Bathroom

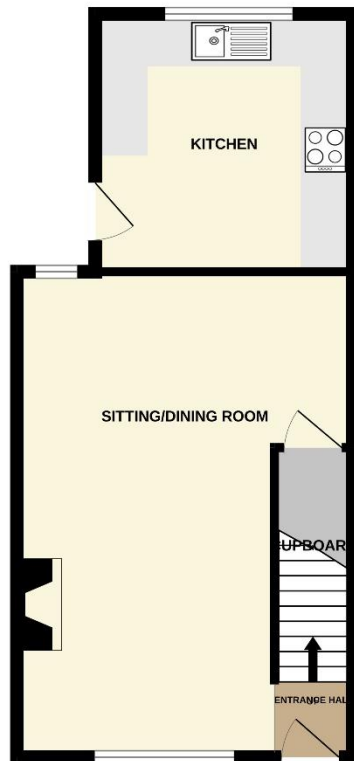
11' 7" x 5' 11" (3.53m x 1.80m) Four
piece suite.

Outside

Patio garden with steps up to a large
lawned area, which is mainly fenced
and accessed via a right of way across
next door to the front.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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