



GIBBINS RICHARDS 

46 Eastwick Road, Taunton TA2 7HX  
Guide Price £325,000

GIBBINS RICHARDS   
Making home moves happen



AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED ON THIS 1930'S STYLE EXTENDED SEMI DETACHED HOME! The accommodation comprises of; entrance porch, hallway, impressive sitting room, separate dining room, kitchen, utility room, ground floor cloakroom, three bedrooms and family bathroom. Externally the property benefits from ample off road parking and a landscaped rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Eastwick Road is located close to local primary and secondary schools and a local shopping parade and just a short distance from the intercity railway station and the town centre itself. The M5 motorway at junction 25 is easily accessible.

1930'S STYLE EXTENDED SEMI DETACHED HOME  
IMPRESSIVE SIZE SITTING ROOM  
SEPARATE DINING ROOM  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM  
THREE DOUBLE BEDROOMS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
AMPLE OFF ROAD PARKING  
GARAGE







Entrance via double glazed door into:

Entrance Porch  
Hallway  
Cloakroom

Door into;  
Stairs to first floor.  
Low level wc.

Sitting/  
Dining Room

20' 11" x 13' 9" (6.37m x 4.19m) Double glazed bay window to front, fireplace and double glazed French doors opening to the rear garden.

Dining Room

15' 1" x 9' 10" (4.59m x 2.99m) Double glazed window to front and side with internal window to the utility room. Open plan to:

Kitchen

14' 7" x 7' 11" (4.44m x 2.41m) With two double glazed windows to rear. A range of wall and base cupboards with inset sink and space for cooker. Door to:

Utility Room

Double glazed window to rear. Space for washing machine and tumble dryer and worktop over. Side door to garden.

First Floor Landing

Access to loft space. Airing cupboard.

Bedroom 1

13' 9" x 10' 7" (4.19m x 3.22m) Double glazed bay window to front.

Bedroom 2

13' 9" x 10' 4" (4.19m x 3.15m) Double glazed window to rear.

Bedroom 3

10' 1" x 8' 6" (3.07m x 2.59m) Double glazed window to rear Built-in double wardrobe.

Bathroom

Double glazed window to front. Low level wc, hand wash basin and bath.

Outside

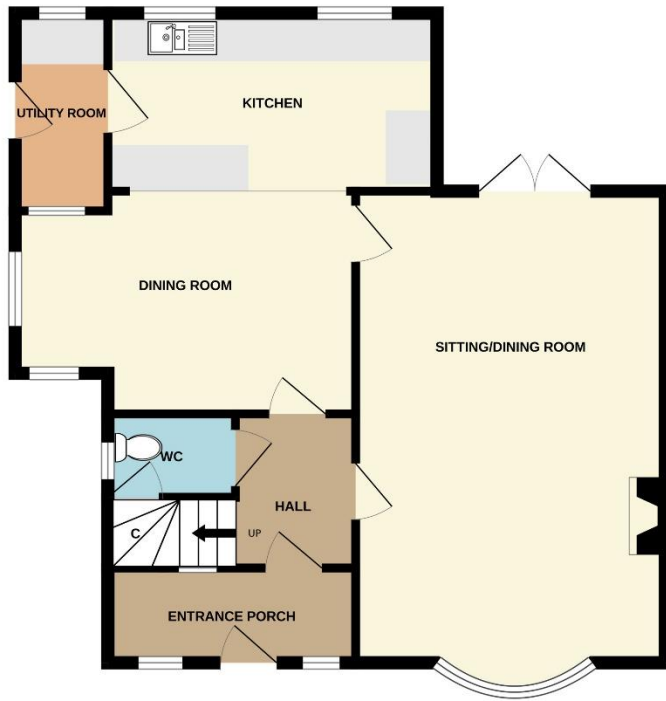
To the front of the property is a driveway providing off road parking for several vehicles and leads to the garage with up and over door, side door, light and power. Side access gate to the rear garden which consists of patio area, blocked paved path leading to lawn garden with mature planted borders and enclosed by wooden fencing.





GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.

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.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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