



GIBBINS RICHARDS ▲

17 Eastleigh Road, Taunton TA1 2YA

£250,000

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Making home moves happen

A three bedroomed Victorian terrace home located in a sought after residential area in south Taunton. The accommodation has been updated within recent years and consists of; entrance hall, sitting room, dining room, kitchen, bathroom and utility room. To the first floor are three bedrooms, two of which are doubles, and a cloakroom. Externally the property benefits from a hard landscaped rear garden with a pedestrian gate and residents permit parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Eastleigh Road is a highly regarded street between Trinity and Holway districts of Taunton. There is an excellent primary school nearby and the town centre is only one mile distant. The current owner renovated the property four years ago to include; new windows, new roof, new gas boiler and damp proofing work on the ground floor and is complete with a ten year warranty.

VICTORIAN TERRACE HOME
TWO RECEPTION ROOMS
GROUND FLOOR BATHROOM
FIRST FLOOR CLOAKROOM
WELL PRESENTED ACCOMMODATION
HARD LANDSCAPED REAR GARDEN
RESIDENTS PERMIT PARKING
CLOSE TO AMENITIES
NO ONWARD CHAIN





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Hall	19' 4" x 3' 1" (5.90m x 0.95m)
Sitting Room	12' 4" x 11' 7" (3.76m x 3.53m)
Dining Room	11' 11" x 11' 7" (3.62m x 3.53m)
Utility Room	9' 8" x 6' 8" (2.94m x 2.04m)
Kitchen	14' 0" x 8' 0" (4.26m x 2.44m)
Bathroom	8' 10" x 8' 0" (2.70m x 2.44m)
First Floor Landing	14' 5" x 5' 4" (4.40m x 1.62m)
Bedroom 1	14' 8" x 11' 2" (4.48m x 3.41m)
Bedroom 2	11' 11" x 9' 5" (3.62m x 2.86m)
Bedroom 3	8' 0" x 7' 3" (2.44m x 2.22m)
Cloakroom	4' 9" x 2' 4" (1.44m x 0.70m)
Outside	Residents permit parking to the front of the property. Hard landscaped rear garden with a pedestrian gate.



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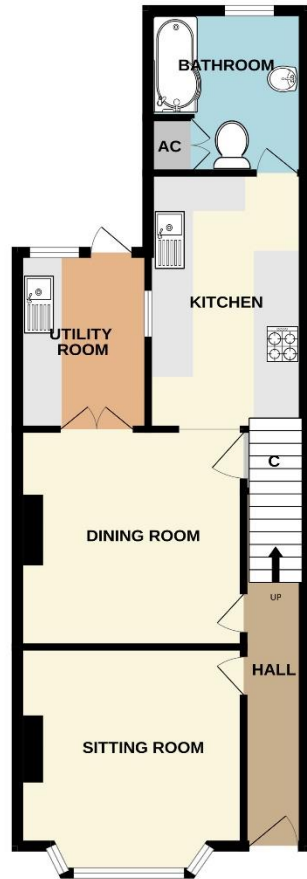


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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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