



24 Eastbourne Gate, Taunton, TA1 1SZ
£145,000

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A greatly improved Victorian terraced house with period features including fireplaces, floorboards and internal doors together with uPVC double glazing, gas ch and smart, block paved rear courtyard garden. Upstairs bathroom with separate shower. Highly recommended.

THE PROPERTY

Internal viewing of this spacious and extremely well presented Victorian terrace house is strongly recommended. The gas centrally heated and uPVC double glazed accommodation retains many character features including cast iron fireplaces, stripped floorboards and also most stripped pine internal doors remain. To the outside there is a smart block pavier courtyard garden with recently erected feather board fencing together with a useful rear pedestrian access. Eastbourne Gate is a no through road on the edge of the town centre. The facilities of the town centre are approximately three quarters of a mile distant.

Entrance hall Front entrance door. Original tiled floor, dado rail, stairs to first floor, radiator.

Dining Room 11' 2" x 11' 6" (3.4m x 3.51m) Stripped floorboards, bookshelving, original stripped door, radiator, understairs cupboard, part glazed door to kitchen and wide opening to:-

Sitting Room 12' 1" x 10' 8" (3.68m x 3.25m) Victorian cast iron fireplace with slate tiled hearth, stripped floorboards, picture rail, TV point, bookshelving, radiator.

Kitchen/Breakfast Room 13' 7" x 9' 0" (4.14m x 2.74m) Ceramic tiled floor, uPVC double glazed door to outside and fitted with a range of wall and floor storage cupboards, drawers and laminated work surfaces. Pantry cupboard, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, gas cooker point, radiator.

Landing Access via pull down ladder to insulated and boarded roof space also housing the gas fired combination boiler which supplies centralk heating and hot water (installed 2011). Linen cupboard.

Bedroom One 12' 1" x 14' 1" (3.68m x 4.29m) Original stripped door, picture rail, cast iron fireplace, radiator.

Bedroom Two 11' 2" x 8' 6" (3.4m x 2.59m) Cast iron fireplace, picture rail, radiator.

Bathroom Attractively fitted with a white suite comprising a double ender bath with central taps, low level wc, pedestal wash hand basin and a separate shower cubicle with Mira thermostatically controlled shower, coloured glass tiled splashbacks, chrome ladder radiator and radiator.

Garden The rear courtyard garden is well presented with neat block paviours and enclosed by smart feather board fencing. Outside tap. Garden store cupboard. Rear pedestrian access.

Directions From the centre of Taunton proceed along East Street and continue onto East Reach. Turn left into Eastbourne Road, follow this road around to the right and then turn left into Eastbourne Gate.



The Property Misdescriptions Act 1991

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