



12 Cory Road, Taunton, TA2 7HZ
£169,950

GIBBINS RICHARDS 
Making home moves happen

A well presented older style semi detached property with gas central heating and double glazing. Accommodation includes hall, good size living room, re-fitted kitchen/dining room, utility, 3 bedrooms including 2 generous double rooms and a re-fitted bathroom. Side driveway, garage, low maintenance garden.

THE PROPERTY

This 1950's built semi detached property provides well presented double glazed and gas centrally heated accommodation that includes a generous sized living room, re-fitted kitchen/diner, utility room together with three bedrooms including 2 generous double rooms and a re-fitted bathroom. To the outside there is a side driveway leading to garage and adjacent sun room. The rear garden has been predominantly decked for ease of maintenance. The property occupies a convenient location on the northern outskirts of the town within walking distance to a local shopping parade whilst the town centre is approximately 2 miles distant.

Entrance door to:

Entrance hall radiator, stairs to first floor, under stairs cupboard and long utility room with plumbing for washing machine, radiator.

Living Room 12' 4" x 12' 3" (3.76m x 3.73m) with feature Lime Stone open fireplace, double glazed square bay window, radiator, tv point.

Kitchen/Dining Room 18' 3" x 8' 1" (5.56m x 2.46m) fitted with an attractive range of shaker style floor and wall cupboard units with built-in double oven and four ring gas hob with chimney style extractor hood, built-in Bosch dishwasher unit, stripped floorboards, double radiator to dining area and double glazed door to rear garden.

First Floor Landing access to loft space, double glazed window.

Bedroom 1 13' x 13' (3.96m x 3.96m) a most spacious room with double glazed square bay window, radiator, ceiling down lights.

Bedroom 2 10' 9" x 8' 2" (3.28m x 2.49m) with airing/boiler cupboard containing combination gas fired boiler, radiator, double glazed window.

Bedroom 3 9' x 7' 2" (2.74m x 2.18m) (max) with stairhead storage cupboard, radiator, double glazed window.

Re-fitted Bathroom with panelled bath with mains shower and screen, pedestal wash hand basin, close coupled wc, half tiled walls, radiator.

Outside independent side driveway leads to an ATTACHED GARAGE 18'10 x 7'6 with light and power and access through to an adjoining SUN ROOM 8'4 x 7 with double glazed doors to the rear garden. The rear garden has been predominantly decked for ease of maintenance with corner timber store shed and fenced borders.

Directions Proceed through the town centre heading towards the railway station and bearing right at the traffic lights and immediately left into Cheddon Road. Follow this road for some distance and into Eastwick Road where Cory Road will be a turning on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2012

Energy Performance Certificate



12, Cory Road, TAUNTON, TA2 7HZ

Dwelling type: Semi-detached house
Date of assessment: 17 July 2012
Date of certificate: 24 July 2012
Reference number: 0705-2803-7139-9392-1631
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

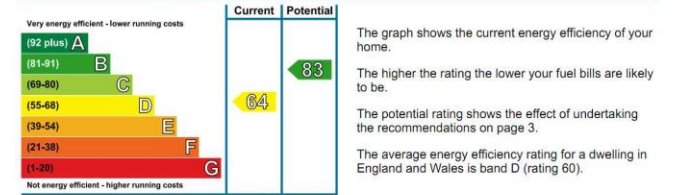
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|--------|
| Estimated energy costs of dwelling for 3 years: | £2,154 |
| Over 3 years you could save | £483 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|---------------------|----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £255 over 3 years | £132 over 3 years | You could save £483 over 3 years |
| Heating | £1,593 over 3 years | £1,344 over 3 years | |
| Hot Water | £306 over 3 years | £195 over 3 years | |
| Totals | £2,154 | £1,671 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation | £800 - £1,200 | £147 | ✓ |
| 2 Low energy lighting for all fixed outlets | £65 | £102 | ✓ |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £180 | ✓ |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

