

165 Eaton Crescent, Taunton TA2 7UF  
£250,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully presented 3 double bedroom detached house. It has a refitted kitchen, two reception rooms, cloakroom, master bedroom with en-suite shower room, two further bedrooms and refitted bathroom. The property also benefits from a conservatory extension, west-facing rear garden, parking and garage. Early viewing recommended. Energy rating : D-64

THE PROPERTY

This well presented detached family home is found in the much sort-after location of Eaton Crescent. Only a short walk to the train station and the town centre make it a very convenient location. Hall, lounge, dining room, fitted kitchen, cloakroom, 3 double bedrooms including en-suite shower room, family bathroom. Side driveway, integral garage, good size west-facing garden.

- DETACHED
- 3 DOUBLE BEDROOMS
- EN-SUITE
- DOWNSTAIRS WC
- WEST FACING GARDEN
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- INTEGRAL GARAGE

Hallway	
Cloakroom	
Lounge	12' 6" x 13' 8" (3.81m x 4.16m)
Dining Room	8' 8" x 9' 7" (2.64m x 2.92m)
Kitchen	7' 4" x 9' 6" (2.23m x 2.89m)
Conservatory	9' 5" x 13' 8" (2.87m x 4.16m)
First Floor Landing	Access to roof space. Airing cupboard.
Bedroom 1	13' 6" x 10' 0" (4.11m x 3.05m) Sharps built-in wardrobes.
En-suite Shower Room	
Bedroom 2	12' 3" x 8' 9" (3.73m x 2.66m)
Bedroom 3	8' 9" x 11' 2" (2.66m x 3.40m)
Bathroom	9' 5" x 5' 3" (2.87m x 1.60m)
Outside	Integral GARAGE with driveway. Rear west facing walled garden.

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.

