



7 Calder Crescent, TAUNTON, Blackbrook, TA1 2NH  
£180,000

**GIBBINS RICHARDS**   
Making home moves happen



Very smart 3 bed semi with south facing rear garden. 23' lounge/diner, re-fitted kitchen and bathroom, uPVC double glazing, gas central heating and garage adapted to provide utility room and store. Must be viewed.

THE PROPERTY

An internal viewing is highly recommended of this upgraded and distinctive 3 bedroom semi detached property which has 23' lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from uPVC double glazing and gas fired central heating as well as a highly favoured south facing rear garden. The attached garage has been adapted to provide a store room and utility room, but this could easily be re-converted back into the original garage if required. The property occupies a highly favoured location on the fringe of the Blackbrook development and is in the catchment area of both popular primary and secondary schools. The property benefits from cavity wall insulation (installed 2009).

Door to:

Entrance Hall with timber effect laminate flooring, radiator with ornate cover, telephone point, staircase ascending to first floor.

Lounge/Diner 23' 5" x 12' 6" (7.14m x 3.81m) narrowing to 8' 0" (2.44m) uPVC double glazed box bay window to front elevation, double glazed French doors to rear garden, tv point, telephone point, two radiators, door to understairs storage cupboard.

Kitchen 8' 11" x 7' 4" (2.72m x 2.24m) re-fitted in 2007 in attractive modern matching units with ample working surfaces and complimentary tiled splashbacks. Six base units, six and a half matching wall units, recess for cooker with gas and electric cooker points available with fitted extractor hood above, recess and plumbing for dishwasher, double glazed rear aspect window, one wall unit conceals the glow worm wall mounted gas fired central heating unit.

Utility room 7' 9" x 7' 9" (2.36m x 2.36m) with plumbing for automatic washing machine, space for fridge/freezer, one base unit, space for condenser dryer etc or freezer. Door to:

Store Room 8' x 7' 8" (2.44m x 2.34m) with insulated up and over door to front, trap door to storage space in roof void, light and power.

Agents Note the utility room and store room could easily be re-converted into the original garage if required.

First Floor Landing airing cupboard with factory lagged hot water tank and immersion heater. Part boarded and insulated loft space access via trap door with fitted ladder. Double glazed side aspect window.

Bedroom 1 12' 10" x 9' (3.91m x 2.74m) double glazed rear aspect window, fitted wardrobes with mirrored sliding doors. TV point, telephone point, radiator.

Bedroom 2 10' 5" x 8' 2" (3.18m x 2.49m) radiator, double glazed front aspect window.

Bedroom 3 7' 5" x 6' 10" (2.26m x 2.08m) radiator, double glazed front aspect window.

Bathroom re-fitted white suite comprises pedestal wash hand basin with mixer tap, panelled bath with Triton electric shower over and glass shower screen to side, close coupled wc, radiator, electric shaver point. Obscure double glazed window.

Outside The front garden has a driveway and golden gravel and provides off road parking for two vehicles. The fully enclosed south facing rear garden has a concrete patio, sunken pond with ornamental surrounds, outside tap. Timber shed, fencing to one side and the rear with a conifer hedge to the other side boundary.

Directions From junction 25 of the M5 motorway proceed into Taunton along the dual carriageway and turn left at the traffic lights at the major interchange on to Bridgwater Road. Turn left again at the lights onto Ilminster Road and at the mini roundabout turn right onto Blackbrook Way. Calder Crescent is then a turning on the right hand side and this particular property will be identified after a short distance on the left.

Energy Performance Certificate

7, Calder Crescent  
TAUNTON  
TA1 2NH

Dwelling type: Semi-detached house  
Date of assessment: 13 January 2011  
Date of certificate: 14 January 2011  
Reference number: 9978-8026-6239-8529-8920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 75 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales  
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales  
EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	300 kWh/m² per year	227 kWh/m² per year
Carbon dioxide emissions	3.7 tonnes per year	2.8 tonnes per year
Lighting	£62 per year	£40 per year
Heating	£562 per year	£479 per year
Hot water	£186 per year	£131 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

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.

Consumer Protection from Unfair Trading Regulations 2008.  
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.

50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk