



1 Portman Terrace, Taunton, TA2 7BU
£147,500

GIBBINS RICHARDS 
Making home moves happen

FIRST TIME PURCHASE OR IDEAL INVESTMENT. A brand new 2 bedroom end of terrace finished to a high standard with quality kitchen, floor coverings, full gas central heating and low maintenance rear garden and integral GARAGE. Potential rental value £650pcm. Energy Rating: B-85

THE PROPERTY

This brand new two storey end of terrace is one of four recently constructed properties which have been finished to an exacting standard. The property benefits from a well equipped kitchen, two generous size bedrooms, bathroom, private patio and a most useful integral garage. The property is located in a most convenient position being within a short walk of the railway station and the town centres facilities are under one mile away.

Double glazed entrance door to:

Entrance hall with radiator and stairs to first floor.

Kitchen 8' 0" x 7' 0 (2.44m x 2.13m) floor and wall cupboard units, built-in oven and gas hob with extractor hood over, radiator.

Cloakroom with close coupled wc, pedestal wash hand basin, ladder radiator, wall mirror and extractor fan.

Lounge 12' 6" x 9' 4 (3.81m x 2.84m) with deep under stairs storage cupboard, radiator and double glazed doors to rear garden.

First Floor Landing with boiler/airing cupboard, access to loft space, radiator.

Bedroom 1 14' 7" x 9' 1 (4.44m x 2.77m) radiator, double glazed window.

Bedroom 2 15' 3" x 7' 6 (4.64m x 2.28m) extending to 12' 10" (3.91m) to recess. Radiator, double glazed window.

Bathroom three piece suite of panelled bath with mixer shower, pedestal wash hand basin, close coupled wc, extractor fan, double glazed frosted window.

Outside To the rear of the property there is an enclosed patio garden, store shed/bicycle store and a rear pedestrian gate.

Directions From Taunton town centre proceed towards the railway station and head under the railway bridge. At the traffic lights bear right and filter immediately left at the next set of traffic lights into Cheddon Road. Portman Street will be a turning on the left hand side where Portman Terrace will be found on the left.



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
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Energy Performance Certificate



1 Portman Terrace, Portman Street, TAUNTON, TA2 7EA

Dwelling type: End-terrace house
Date of assessment: 31 January 2014
Date of certificate: 31 January 2014
Reference number: 0417-3889-7191-9874-3281
Type of assessment: SAP, new dwelling
Total floor area: 69 m²

Use this document to:

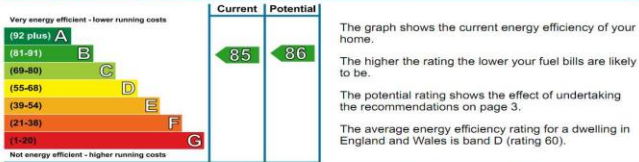
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,281
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 840 over 3 years	£ 840 over 3 years	
Hot Water	£ 270 over 3 years	£ 186 over 3 years	
Totals	£ 1,281	£ 1,197	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 84

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
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availability of any property and make an appointment to view before embarking on any journey to see a property.

