



61 Eastleigh Road, Taunton TA1 2YB

£330,000

**GIBBINS RICHARDS**   
Making home moves happen



A four bedroom semi detached extended home located just over one mile from the town centre and comprising of; entrance hall, cloakroom, utility, sitting room, extended kitchen, dining room, four first floor generous size bedrooms and a family bathroom. The property benefits from off road parking for two cars to the front as well as a garage at the rear, uPVC double glazing and gas central heating. Energy rating: C-74

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Eastleigh Road is a popular street located within walking distance to the town centre which boasts a wide and comprehensive range of amenities. It also provides easy access to the M5 motorway at junction 25 and the intercity railway station.

EXTENDED PERIOD SEMI DETACHED HOME  
2 -3 RECEPTION ROOMS  
GROUND FLOOR SHOWER ROOM/ UTILITY  
OPEN PLAN KITCHEN/DINING ROOM  
FOUR BEDROOMS  
FIRST FLOOR BATHROOM  
OFF ROAD PARKING TO FRONT  
GARAGE TO REAR  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING



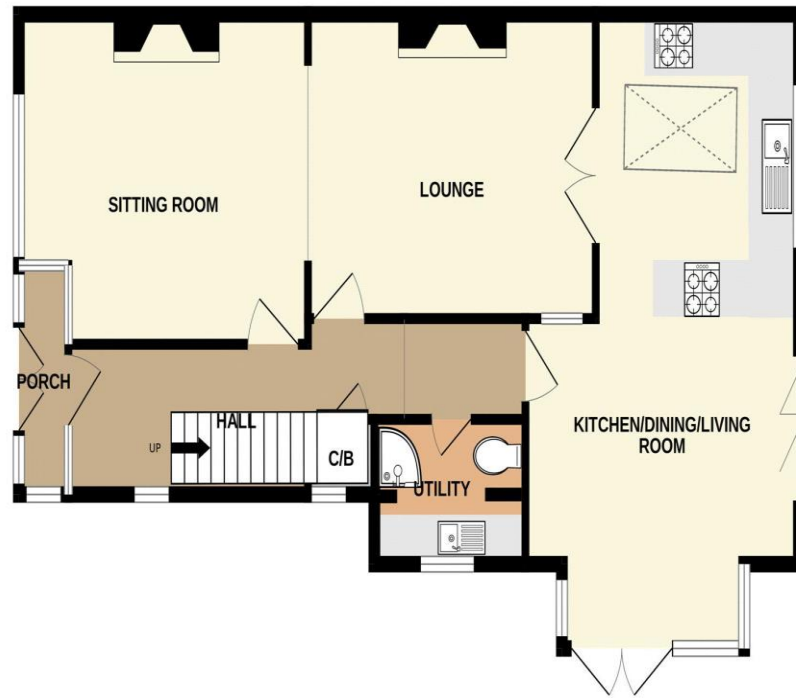




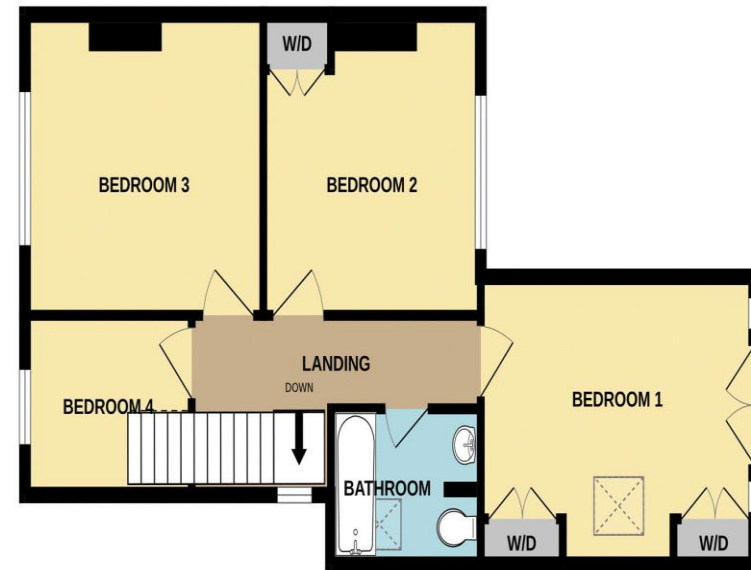
Entrance Porch	Twin uPVC doors with front to front and side. Entrance door into;
Hallway	Stairs to first floor. Under stairs storage cupboard.
Sitting Room	24' 4" x 10' 9" (7.41m x 3.27m)
Kitchen	11' 5" x 10' 3" (3.48m x 3.12m) A range of wall and base mounted cupboards. Built-in double oven and dishwasher. Space for upright fridge/freezer. Open plan to;
Dining Room	13' 9" x 9' 5" (4.19m x 2.87m)
Shower Room / Utility	6' 3" x 5' 9" (1.90m x 1.75m)
First Floor Landing	Double glazed window to side.
Bedroom 1	14' 0" x 11' 2" (4.26m x 3.40m)
Bedroom 2	10' 9" x 10' 6" (3.27m x 3.20m)
Bedroom 3	12' 3" x 10' 8" (3.73m x 3.25m) Loft access via pull down ladder.
Bedroom 4	8' 5" x 6' 6" (2.56m x 1.98m)
Bathroom	Double glazed skylight window. White suite comprising of bath, vanity wash hand basin, low level wc, extractor fan and chrome heated towel rail.
Outside	There is a footpath leading to the entrance door and a paved driveway providing off road parking for two cars and bordered by wooden fencing. To the rear of the property, twin gates lead to a detached garage, with up and over door and personal door to side, lawned garden with flower borders, patio area and side gate.



GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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