



22 Fowler Street, , Taunton TA2 6JB

£171,500

GIBBINS RICHARDS 
Making home moves happen

Stunning 3 bedroom Victorian terrace home with superb blend of period features and modern day comforts. 2 reception rooms glass roofed conservatory with underfloor heating, Ikea kitchen and lovely bathroom. All this and direct access to the Park behind. Great house!!

THE PROPERTY

This Victorian terrace home backs onto a local park with a direct access gate from its rear garden. Internally the property provides stunning presentation with living room, separate dining room, glass roof conservatory with electric underfloor heating, modern kitchen with Ikea units and solid oak work tops, as well as well presented ground floor bathroom. There are three generous bedrooms to the first floor and the property benefits from gas fired central heating and double glazing. It occupies a convenient location close to the town centre and only an internal visit will allow true appreciation of the great quality of interior design.

The accommodation with approximate room dimensions comprises as follows:-

Door to;

Entrance Lobby Half glazed pine door to;

Entrance Hall Victorian style tiled flooring, radiator, electric consumer unit, open walkway to dining room and stripped pine door to;

Living Room 13' 8" (4.16m) in to bay x 10' 8" (3.25m) UPVC double glazed bay window to front aspect, stained stripped natural pine flooring, cast iron open fireplace with slate hearth, radiator, fitted contemporary shelving to one side of chimney breast, original ceiling rose and cornice to ceiling;

Dining Room 13' 0" x 12' 10" (3.96m x 3.91m) Reclaimed brick chimney breast with inset recess ready for the installation of log burner of fire etc. Natural pine stripped flooring, contemporary shelving to one side of chimney breast, understairs storage cupboard with tongue and groove pine door and panelling to side, doorway to kitchen and glazed double



doors opening to conservatory;

Conservatory 12' 0" x 5' 8" (3.65m x 1.73m) Modern slate flooring with electric underfloor heating beneath, double glazed glass roof, spot light rack to one wall and UPVC double glazed doors allowing access to the rear garden;

Kitchen 12' 0" x 7' 2" (3.65m x 2.18m) Fitted with an attractive range of modern Ikea units with doors to the base cupboards having cup handles and solid wood working surfaces over with inset twin bowled white enamel sink unit with mixer tap. The base units have cup handles and the wall units are glazed display wall units. Recess for 'Range' cooker with stainless steel cooker hood over, tiled splashbacks to the working surfaces, recess and plumbing for automatic washing machine, space for upright fridge/freezer, brushed chrome sockets, UPVC double glazed window to conservatory and 'Ariston' wall mounted gas fired combination boiler which provides instantaneous hot water and central heating. Reclaimed natural brick feature wall.

Bathroom Bath with mosaic tiled surrounds and mains mixer drop head shower over, close coupled WC, pedestal wash hand basin, chrome ladder radiator/towel rail, frosted double glazed window.

Staircase ascends to first floor landing with trap door and pull down ladder to part boarded loft space.

Bedroom 1 13' 11" x 11' 4" (4.24m x 3.45m) Stained natural exposed flooring, attractive period cast iron fireplace, radiator, double glazed front aspect window;





Bedroom 2 12' 11" x 8' 4" (3.93m x 2.54m) Radiator, natural pine stripped flooring, double glazed rear aspect window with views over the park;

Bedroom 3 11' 10" x 7' 2" (3.60m x 2.18m) Radiator, natural pine stripped flooring and double glazed window allowing views over the park;

Outside Small courtyard garden to front. The rear garden has a timber decked sun terrace with matching raised planters. A green lazy lawn and timber shed. There is a pedestrian access gate allowing direct access into the park to the rear.

Directions Proceed out of Taunton town centre in a Northerly direction passing the train station on the right hand side. Turn left into Greenway Avenue and upon reaching the T junction into the remainder of Greenway Avenue and then turn left into Fowler Street. This property is on the right hand side backing on to the park.

Dwelling type: Mid-terrace house
Date of certificate: 23 June 2014
Type of assessment: RdSAP, existing dwelling
Reference number: 8604-2702-8429-6427-6643
Total floor area: 93 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: £ 3,261

Over 3 years you could save £ 1,251

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 165 over 3 years
Heating	£ 2,616 over 3 years	£ 1,635 over 3 years
Hot Water	£ 330 over 3 years	£ 210 over 3 years
Totals	£ 3,261	£ 2,010

You could save £ 1,251 over 3 years

Energy Efficiency Rating

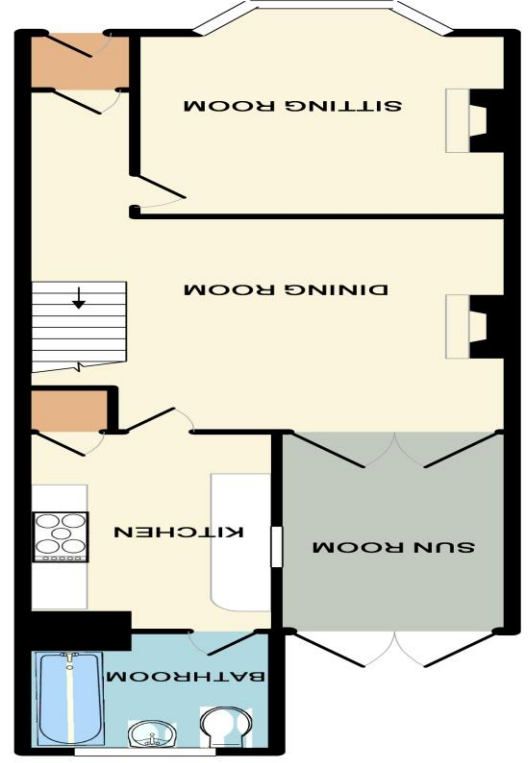
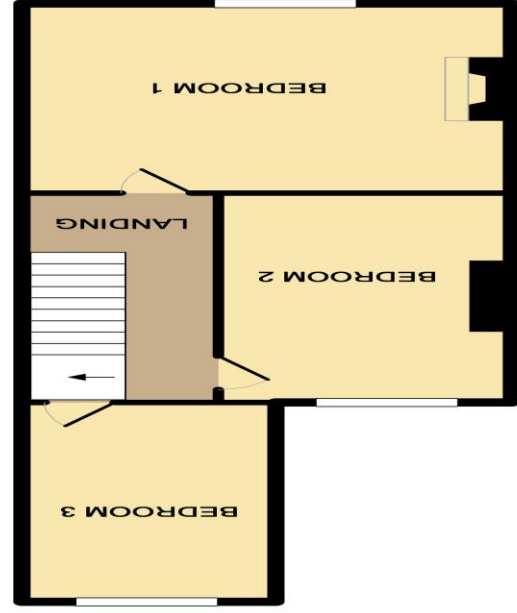
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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 Increase loft insulation to 270 mm	£100 - £350	£ 138	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 627	✓
3 Floor insulation	£800 - £11,200	£ 147	✓

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/energyenergy or call 0300 123 1234 (landline national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



THE PROPERTY MISCDESCRIPTIONS ACT 1998
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