



34 Charles Crescent, Taunton, TA1 2XN
£154,950

GIBBINS RICHARDS 
Making home moves happen

LARGE GARAGE/ WORKSHOP AND ADJOINING OUTBUILDINGS come with this spacious 3 bedroom home set in generous size corner plot gardens. Accommodation includes: Hall, Lounge, Kitchen/Diner, 3 Bedrooms, re-fitted bathroom. Gas Central heating. Outdoor utility and WC.

THE PROPERTY

This semi detached former local authority home benefits from generous size corner plot gardens and has the added advantage of a 37' long garage/workshop with inspection pit and adjoining utility room. The accommodation benefits from gas central heating and double glazing as well as cavity wall installation. The property is located within convenient reach of the A38 and M5 motorway at Junction 25 together with the Hankridge Farm Retail centre. Taunton town centre is under one mile distant.

Entrance door to;

Entrance Hall Radiator, stairs to first floor, telephone point;

Lounge 14' 6" x 12' 0" (4.42m x 3.65m) Radiator, double glazed bay window to rear aspect, TV point, living flame coal effect gas fire with marble hearth, telephone point;

Kitchen/Dining Room 21' 2" x 10' 8" (6.45m x 3.25m) reducing to 6' 9" (2.06m) Double glazed windows, fitted floor and wall cupboard units, single drainer sink unit, gas/electric cooking points, understairs pantry cupboard and small understairs storage area, 'Worcester' wall mounted combination gas fired boiler, vinyl flooring, telephone point;

First Floor Landing Access to partially boarded and insulated loft via a pull down ladder with light. Linen cupboard with radiator and wood slat shelving for storage.

Bedroom 1 12' 0" x 10' 6" (3.65m x 3.20m) plus door recess. Radiator, double glazed window to rear aspect, TV point and fitted wardrobe.

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m) plus wardrobe recess. Radiator, double glazed window to rear aspect;

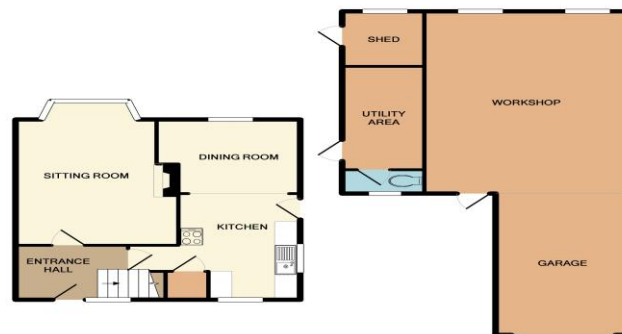
Bedroom 3 9' 0" x 8' 0" (2.74m x 2.44m) Radiator, double glazed window to front aspect;

Bathroom Re-fitted suite with 'P' shaped bath and eco mixer shower, pedestal wash hand basin, close coupled WC, radiator, full height tiling to splash surfaces and double glazed obscure window;

Outside There is a Mediterranean style ornamental front garden and side pathway via wrought iron gate. Adjacent to the property are double wrought iron gates leading onto a concrete driveway. Access to GARAGE/WORKSHOP 37' 6" x 8' 8" (11.42m x 2.64m) extending to 15' 10"

(4.82m) with automatic roller door, light, power, inspection pit and fitted security bars to windows. Adjacent to the garage a separate door provides access to the utility room 12' 0" x 6' 0" (3.65m x 1.83m) with light and power, telephone point and door to separate toilet with low level WC. There is an access door to the rear garden which is fully enclosed and enjoys a good degree of privacy which is laid to lawn with paved patio, bordering shrubs and flower beds. Concrete store shed with light and power.

Directions From Taunton town centre proceed out of town along East Reach. Turn right at the last set of traffic lights just past the Vauxhall dealership and immediately left into Hamilton Road. Continue past Hamilton Park on the right hand side and follow the road around to the left onto Bridgwater Road. Take the next turning right into Orchard Way and turn shortly left into Charles Crescent where the property will be found half way along on the right hand side clearly identified by our 'For Sale' board.



GROUND FLOOR APPROX. FLOOR AREA 1056 SQ.FT. (123.3 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.3 SQ.M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 not be used as a basis for prospective purchase. The services of a professional surveyor should be obtained before the contract is signed and no guarantee as to their capability or efficiency can be given.
 Made with AutoCAD 2007.14

Energy Performance Certificate



34, Charles Crescent, TAUNTON, TA1 2XN
 Dwelling type: Semi-detached house
 Date of assessment: 30 June 2014
 Date of certificate: 01 July 2014
 Reference number: 8274-7026-2530-9520-8972
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 84 m²

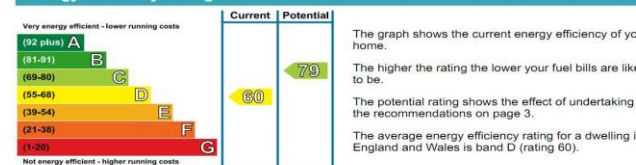
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,817
Over 3 years you could save	£ 636

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 2,346 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 303 over 3 years	£ 213 over 3 years	
Totals	£ 2,817	£ 2,181	You could save £ 636 over 3 years

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



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	£ 120	✓
2 Cavity wall insulation	£500 - £1,500	£ 228	✓
3 Floor insulation	£800 - £1,200	£ 120	✓

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

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.

