

55 Charles Crescent, TAUNTON, TA1 2XP Offers in Excess of £130,000



A well presented and affordable semi-detached ex-local authority home. Gas centrally heated accommodation includes: Hall, lounge, dining Room, modern kitchen, 3 bedrooms, modern bathroom with separate shower. Off road parking and enclosed rear garden.

THE PROPERTY

This semi detached ex-local authority home offers well modernised accommodation which includes re-fitted kitchen, bathroom and replacement double glazing. The property is situated in a convenient location within close proximity to local store. A regular bus shuttle service operates into the town centre which is under two miles distant and boasts a wide and comprehensive range of shopping and leisure facilities. For the commuter the property is handily placed being within easy access of the M5 motorway at junction 25.

uPVC double glazed entrance door to :

Living Room 14' 6" x 12' 0 (4.42m x 3.65m) fireplace surround with gas point and tall radiator. TV and telephone points, radiator, uPVC double glazed doors to rear garden, archway to:

Dining Room 8' 10" x 8' 5 (2.69m x 2.56m) with radiator and uPVC double glazed rear aspect window, laminate flooring.

Kitchen 12' 2" x 8' 5 (3.71m x 2.56m) (plus door recess) re-fitted with an attractive range of maple effect floor and wall cupboard units with granite effect rolled edge working surfaces, one and a half bowl single drainer sink unit, plumbing for both dishwasher and washing machine, under stairs storage with gas fired boiler, built-in electric oven, gas hob with flip out extractor hood over, tiled floor, radiator, dual aspect double glazed windows.

First Floor Landing with access to roof space, airing cupboard.

Bedroom 1 11' 9" x 10' 3 (3.58m x 3.12m) fitted storage cupboard, double radiator, double glazed window.

Bedroom 2 12' 1" x 9' 0 (3.68m x 2.74m) with radiator, double glazed window and laminate flooring.

Bedroom 3 9' 0" x 8' 0 (2.74m x 2.44m) radiator, double glazed window.

Bathroom re-fitted suite comprising whirlpool bath, shower cubicle with electric shower unit, pedestal wash hand basin, low flush wc, radiator, tiled flooring.

Outside Off road parking for up to vehicles. Side access leads to the rear garden and comprises a semi enclosed raised decking area with steps leading down to lawn and enclosed courtyard, garden lighting, power, bordering shrubs, fence work. Useful brick built work shed with power.

Directions Proceed out of town along Lisieux Way turning right at the last set of traffic lights and immediately left onto Hamilton Road. Follow the road round and at the next set of traffic lights bear round to the left to Bridgwater Road and right into Orchard Way. Follow the road to the very end bearing round to the right where the property will be found on the right hand side.

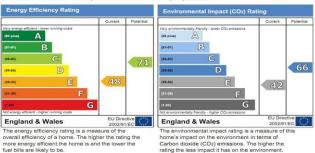


GROUND FLOOR **1ST FLOOR** APPROX, FLOOP APPROX, FLOOP AREA 428 SQ.FT AREA 431 SQ.FT (39.8 SQ.M.) (40.0 SQ.M.) TOTAL APPROX, FLOOR AREA 859 SQ.FT. (79.8 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other 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 gua as to their operability or efficiency can be given

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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emission



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	Current	Potential
Energy use	417 kWh/m² per year	231 kWh/m² per year
Carbon dioxide emissions	5.9 tonnes per year	3.3 tonnes per year
Lighting	£64 per year	£38 per year
Heating	£617 per year	£410 per year
Hot water	£215 per year	£91 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another Always check the date the certificate was issued, because fuel prices can increase over time and energy saving mendations will evolve

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



nergy rating of the dwelling in this EPC may be giv on how to take action and to find out about offers available to make your ho



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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.



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