

51 Priory Park, Taunton, TA1 1PX £157,500

GIBBINS RICHARDS A
Making home moves happen

INTERNAL VIEWING STRONGLY ADVISED! A superbly presented and well refurbisherd modern home within easy reach of the town centre. Hall, cloakroom, re-fitted quality kitchen and bathroom, 2 double bedrooms, low maintenance rear garden and off road parking. IDEAL INVESTMENT OR FIRST TIME PURCHASE. Energy rating: C-78

THE PROPERTY

This modern terrace home provides superbly presented accommodation which includes re-fitted kitchen, re-fitted bathroom with over head shower and the accommodation is complimented by gas central heating and double glazing. The property is situated in a popular development within easy reach of the town centre and River Tone. For the commuter the M5 motorway at junction 25 is easily accessible.

Entrance door opening to:

Entrance hall with radiator, Karndean flooring, telephone point, stairs to first floor.

Cloakroom with close coupled wc, pedestal wash hand basin, obscure double glazed window. Radiator.

Kitchen 10' 0" x 5' 10" (3.05m x 1.78m) the kitchen has been re-fitted with a quality range of Howdens floor and eye level wall cupboard units with granite effect work surfaces with stainless steel oven and hob with extractor hood over, single drainer sink unit, space for fridge freezer unit, plumbing for automatic washing machine, tiled flooring.

Lounge/Dining room 15' 3" x 13' 1" reducing to 9'9" in parts (4.64m x 3.98m) with large understairs storage cupboard, tv and telephone points, two radiator, Karndean flooring and double glazed French doors to the rear garden.

First Floor Landing with access to roof space which is partially boarded with light.

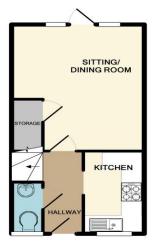
Bedroom 1 11' 0" x 9' 9" (3.35m x 2.97m) plus built-in double wardrobe and airing cupboard with lagged tank and immersion heater, radiator, telephone point, to point, double glazed window to front aspect.

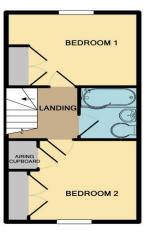
Bedroom 2 13' 2"reducing to 10'10" x 9' 0" (4.01m x 2.74m) with built-in double wardrobe unit, tv point, radiator, double glazed window to rear aspect.

Bathroom Re-fitted suite with P shaped panelled bath with Mira shower unit over, vanity wash hand basin with close coupled wc, radiator, extractor fan and Karndean flooring.

Outside To the rear of the property there is a south facing fully enclosed garden with gravelled and decked patio areas, outside tap, brick built BBQ, rear pedestrian gate allowing access to a dedicated parking space.

Directions Proceed out of Taunton town centre along East Reach and heading onto the dual carriageway. At the rounabout bear left and proceed along Priory Bridge Road, turn right just past the Viridor building through a temporary car park into Priory Park. Follow the road round to the left where the property will be found on the right hand side and will be identified by a 'For Sale' board.





GROUND FLOOR APPROX. FLOOR AREA 322 SQ.FT.

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TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

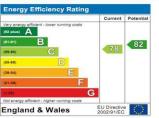
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

Energy Performance Certificate

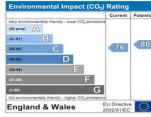


51, Priory Park TAUNTON TA1 1PX Dwelling type: Date of assessment: Date of certificate: Reference number:

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home Current Potential Energy use 186 kWh/m² per vear 157 kWh/m² per yea Carbon dioxide emissions 2.0 tonnes per year 1.7 tonnes per year Lighting £54 per year £30 per year Heating £224 per yea £212 per year £97 per year £84 per yea

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 recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance for advice on how to take action and to find out about offers available to help make your home.

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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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