



5 Laxton Road, Taunton TA1 2UW  
£178,950

**GIBBINS RICHARDS**   
Making home moves happen



**Great value 3 bed semi with large garden side driveway and garage. Ent Porch, Hall, lounge, refitted kitchen/diner, utility room, and ground floor shower room. 3 Bedrooms (2 doubles) and refitted bathroom. Double glazing and gas central heating. NO CHAIN. Energy rating : C-80**

#### THE PROPERTY

This is a substantial 3 bedroom semi-detached property with very large fully enclosed rear garden, side driveway and garage. The property has been subject to many improvements with the addition of solar panels to the roof in 2011, the replacement of the windows by Anglian Double Glazing in the same year and with cavity wall insulation being installed in 2006. Both the kitchen and bathroom have been re-fitted, there is a highly useful utility room and a ground floor shower room. The property is situated within Heathfield community school catchment area and is also within a convenient drive of J25 of the M5 motorway with its adjacent retail development which includes DIY stores and a Sainsburys supermarket. A shuttle bus passes nearby enabling access to the town centre.

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Double glazed door with matching side panel to:

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**Enclosed Entrance Porch** with gas meter, cloaks rail and shoe racking. Double glazed door to:

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**Entrance Hall** with timber effect laminate flooring, staircase to first floor, understairs storage cupboard.

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**Living Room** 13' 7" x 11' 10" (4.14m x 3.60m) with timber effect laminate flooring, fitted gas fire, tv point, telephone point, radiator and double glazed front aspect window.

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**Kitchen/Diner** 20' 5" x 9' 4" (6.22m x 2.84m) re-fitted with contemporary units with a dining area having double glazed patio doors to the rear garden, timber effect laminate flooring, double radiator. A serving bar with integrated wine rack allows access to the kitchen area which has one deep pan drawer unit, one additional drawer pack unit, one pull out basket drawer unit, soft closing base units and two slimline upright cupboards one with pull out wire drawer. LG American style fridge/freezer, Flavel dual fuel range cooker with 8 burner gas hob and electric ovens beneath and stainless steel canopied extractor unit above. Double glazed



rear aspect window, inset stainless steel round bowled sink.

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Walk way to:

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**Utility Room** 11' 8" (3.55m) reducing to 5' 6" x 7' 5" (1.68m x 2.26m) with recess and plumbing for automatic washing machine, space and vent for tumble dryer, double glazed door to garage, double glazed door to outside and door to:

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**Shower Room** with close coupled wc, wash stand with contemporary wash hand basin with mixer tap, shower cubicle with glass enclosure and Triton power shower over with fully tiled surrounds. Heated towel rail.

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**First Floor Landing** double glazed side aspect window. Trap door to roof space which contains the gas fired central heating unit (installed 2009).

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**Bedroom 1** 11' 1" x 10' 9" (3.38m x 3.27m) with open recessed wardrobe with hanging rail and shelving. Radiator, double glazed front aspect window.

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**Bedroom 2** 13' 5" x 8' 8" (4.09m x 2.64m) plus built-in airing cupboard with hot water tank and electric immersion heater, double glazed rear aspect window, radiator.

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**Bedroom 3** 9' 1" x 7' 11" (2.77m x 2.41m) radiator, double glazed front aspect window, over stairwell storage cupboards.



**Bathroom** white suite with panelled bath with mixer tap and shower attachment over, fully tiled surround and glass shower screen to side, close coupled wc, pedestal wash hand basin, radiator, shelved alcove.

**Outside** The front garden is laid to golden gravel and a driveway provides off road hardstanding and leads to the attached GARAGE 16ft x 9ft with up and over door, light and power. The rear garden is of a good size and is fully enclosed by brick walling and timber fencing with a natural mature hedgerow to one side and has large area of lawn, garden shed, outside tap and decked sun terrace. There is also a useful pedestrian access gate to the rear enabling deliveries into the rear garden.

**Directions** From J25 of the M5 motorway proceed into Taunton along the dual carriageway and at Creech Castle traffic lights turn left onto Bridgwater Road. Laxton Road is then a turning on the left hand side and this particular property will be identified on the left by a For Sale board.

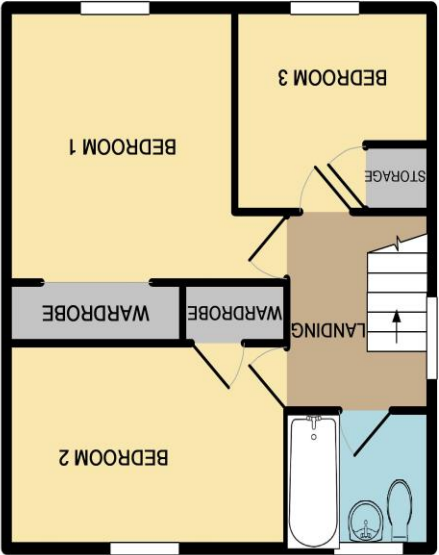


5, Laxton Road, TAUNTON, TA1 2UW  
Dwelling type: Semi-detached house  
Date of certificate: 18 November 2015  
Date of assessment: 17 November 2015  
Reference number: 9738-4985-7209-4805-6920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 99 m<sup>2</sup>  
\* Compare current ratings 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:	
Over 3 years you could save	£ 2,610
Over 3 years you could save	£ 600
Estimated energy costs of this home	
Potential future savings	
Current costs	
Lighting	£ 303 over 3 years
Heating	£ 1,572 over 3 years
Hot Water	£ 468 over 3 years
Totals	£ 2,010



Top actions you can take to save money and make your home more efficient	
Recommended measures	
1 Internal or external wall insulation	Indicative cost £4,000 - £14,000 Typical savings over 3 years £ 135 Available with Green Deal
2 Floor insulation (solid floor)	Indicative cost £4,000 - £6,000 Typical savings over 3 years £ 144 Available with Green Deal
3 Draught proofing	Indicative cost £80 - £120 Typical savings over 3 years £ 27 Available with Green Deal



1ST FLOOR  
AREA 417 SQ.FT. (38.8 SQ.M.)



GROUND FLOOR  
AREA 733 SQ.FT. (68.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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