



4 Leadon Grove, , Taunton TA1 2NX
£239,950

GIBBINS RICHARDS 
Making home moves happen

A detached 4 bedroom home located in a 'choice' position with pleasant aspect to side and rear. Accommodation includes: Hall, cloakroom, 2 receptions, conservatory, kitchen, ample off road parking and integral garage.

THE PROPERTY

This detached family home is located at the end of a cul-de-sac and provides garage and ample off road parking. The accommodation benefits from a double glazed conservatory addition, gas central heating and double glazed windows. The property is located in the popular area within easy access to local amenities including leisure centre, shopping parade and medical centre. The M5 at J25 is within a short drive away whilst the town centre is served by a frequent near by bus service. The accommodation benefits from a security alarm system comprised of a double glazed door to:

Hall with radiator, stairs to first floor and door leading into garage.

Cloakroom close coupled wc, wash hand basin, radiator, double glazed window.

Living Room 15' 9" x 10' 6" (4.80m x 3.20m) with living flame gas fire, two radiators, double glazed window.

Dining Room 10' 1" x 8' 7" (3.07m x 2.61m) with radiator, telephone point, double glazed sliding doors to conservatory and archway to the kitchen.

Kitchen 9' 9" x 8' 6" (2.97m x 2.59m) kitchen is fitted with a modern range of light wood floor and wall cupboard units with laminated work surfaces, pantry cupboard unit, drawer units, built-in Zanussi fan assisted electric oven and grill, gas hob with concealed extractor hood, plumbing for washing machine, wall mounted gas fired central heating boiler, single drainage sink unit and double glazed window to rear aspect.

Conservatory 13' 0" x 8' 10" (3.96m x 2.69m) which is brick built and double glazed, with apex roof and light power and double glazed doors to rear garden.



First Floor Landing with airing cupboard and radiator.

Bedroom 1 10' 6" x 9' 10" (3.20m x 2.99m) with recessed wardrobes, radiator and double glazed window.

Bedroom 2 11' 9" x 9' 7" (3.58m x 2.92m) maximum with radiator and double glazed window to rear aspect.

Bedroom 3 9' 10" x 7' 4" (2.99m x 2.23m) plus recess with radiator.

Bedroom 4 8' 2" x 7' 8" (2.49m x 2.34m) plus wardrobe recess with high level storage cupboards, radiator and double glazed window.

Bathroom panel bath with mira event power shower and screen, pedestal wash hand basin, close coupled wc and double glazed frosted window.

Outside to the front of the property there is a long driveway and turning bay in part leading to an integral garage

Garage 16' 0" x 9' 2" (4.87m x 2.79m) with light and power and up and over door.





Front garden the front garden is predominantly laid to gravel with mature trees and side pathway. Within the front garden there is a weeping cherry and judas tree.

Rear Garden the rear garden benefits from a westerly aspect, sides onto a brook and backs onto a green. Within the garden there is a lawned area, rockery and patio. Timber shed and screening shrubs and trees.

Directions Proceed out of Taunton along East Reach, turn right just passed the Vauxhall dealership onto Wordsworth Drive and immediately left onto Hamilton Road. Continue passed Hamilton Park on the right hand side and at the second set of traffic lights turn right onto Ilminster Road, at the round-a-bout turn right onto Blackbrook Way, take the second turning on the right into Thames Drive where Leaddon Grove will be the third turning on the left hand side. The property will be found in the far corner of the cul-de-sac

4. Leaden Grove, Taunton, TA1 2NX
 Dwelling type: Detached house
 Date of assessment: 10 March 2015
 Date of certificate: 10 March 2015
 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:

Over 3 years you could save	£ 846
Estimated energy costs of dwelling for 3 years:	£ 2,607

Estimated energy costs of this home

Current costs	Potential costs
Lighting	£ 180 over 3 years
Heating	£ 1,359 over 3 years
Hot Water	£ 597 over 3 years
Totals	£ 2,607

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

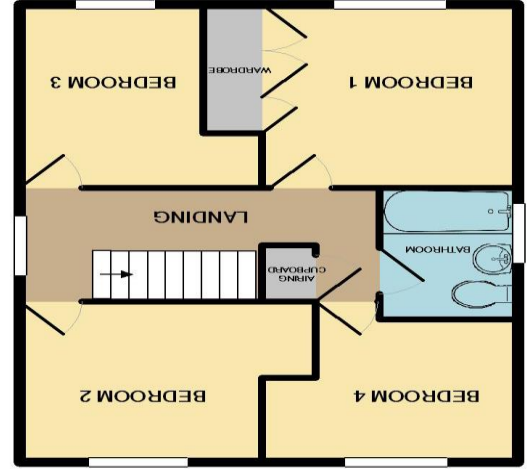
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



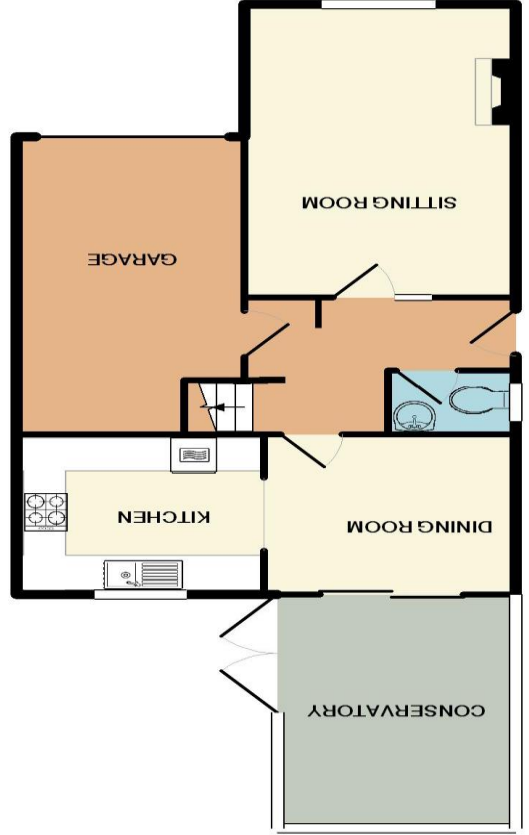
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 78	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 282	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 72	✓

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 (excluding national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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 not 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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GROUND FLOOR
 APPROX. FLOOR
 AREA 693 SQ. FT.
 (64.4 SQ.M.)

THE PROPERTY MISDESCRIPTIONS ACT 1991
 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 or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. 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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 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.

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