



2 Norwich Close, Taunton, , TA1 4LH
£275,000

GIBBINS RICHARDS 
Making home moves happen

Detached 3 bedroom bungalow on corner plot with bathroom, cloakroom, living room and kitchen/breakfast room. Open plan front and side garden, generous enclosed garden to rear. Superbly maintained throughout. Side driveway to attached garage. Short walk to shops and medical centre. Energy rating : D-66

THE PROPERTY

This is a superbly maintained and quite substantial three bedroom detached bungalow which occupies a level sited corner plot in this very popular location which is within a short walk of the local shops and medical centre. A shuttle bus passes nearby enabling access to the town and Musgrove Park Hospital is also within easy reach. The property has living room, re-fitted kitchen and re-fitted white bathroom, separate cloakroom and also benefits from cavity wall insulation and uPVC fascia's and soffits for ease of maintenance. The gardens are a particular feature of this property with open plan front and side gardens and a generous level sited garden to the rear. An internal viewing is more than strongly advised of this good quality detached home. The property has hardwood double glazing throughout and gas central heating.

Double glazed door to side to:

Entrance hall with radiator, telephone point, broom cupboard, large airing cupboard with hot water tank and electric immersion heater, cloaks cupboard.

Cloakroom with low level wc, wash hand basin, half tiled walls, ceramic tiled flooring, frosted window.

Lounge/Diner 17' 0" x 11' 10" (5.18m x 3.60m) with tv point, telephone point, double glazed hardwood window to front aspect, double glazed French door to rear garden with matching double glazed window to side. Two radiators, serving hatch to kitchen, two wall light points.

Kitchen/Breakfast Room 11' 10" x 11' 0" (3.60m x 3.35m) re-fitted in light Oak floor and wall cupboards with single drainer stainless steel sink unit with mixer tap, one double and three single base units, one drawer pack unit, two double wall units, recess and plumbing for washing machine, electric cooker point, ample space for fridge/freezer etc, double glazed rear aspect window, radiator and door to outside.

Bedroom 1 14' 0" x 11' 0" (4.26m x 3.35m) with radiator, double glazed front aspect window.

Bedroom 2 10' 7" x 9' 1" (3.22m x 2.77m) with radiator, double glazed front aspect window.

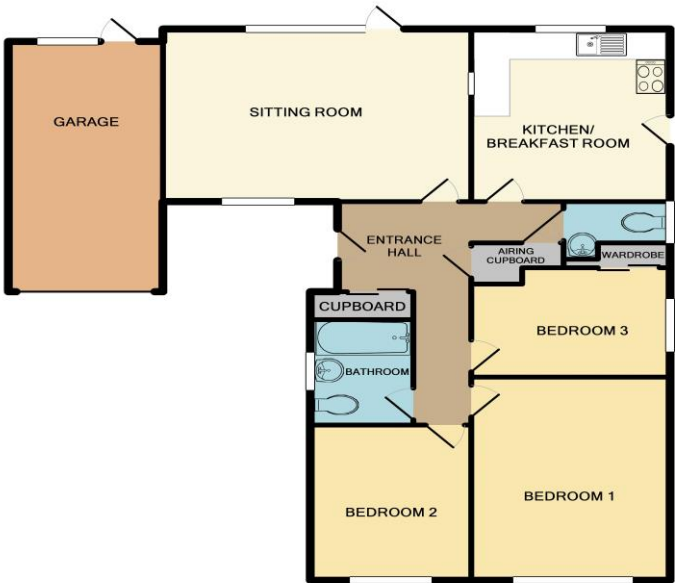
Bedroom 3 11' 0" x 7' 0" (3.35m x 2.13m) with double glazed side aspect window, radiator, built-in double wardrobe, telephone point.

Bathroom re-fitted white suite comprising close coupled wc, pedestal

wash hand basin, panelled bath with glass shower screen to side and Mira power shower unit over. Chrome heated towel rail, three fully tiled walls, timber effect flooring, extractor fan. Frosted double glazed window.

Outside The property has level sited open plan front and side gardens. Predominantly laid to lawn with a well stocked flower bed. A driveway to the side provides off road parking for two vehicles in tandem with additional paved section to the right and flower bed. GARAGE 17'0" x 8'5" (5.18m x 2.56m) with up and over door, light and power and personal door to rear garden. The rear garden has a side paved patio section with outside light which extends into a further area of patio to the rear of the property where there are outside sensor lights and outside tap. There are two areas of lawn, timber shed, additional tool shed, vegetable plot and the garden has various mature trees and specimen shrubs and plants as well as a mature hedgerow to one side.

Directions Proceed out of Taunton along Trull Road and turn right at the mini roundabout onto Galmington Road. Descend down the hill and turn left into College Way and with Queens College playing on your left turn right into Langham Drive. Norwich Close is then the first cul-de-sac on the left hand side.



TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 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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Energy Performance Certificate

2, Norwich Close, TAUNTON, TA1 4LH

Dwelling type: Detached bungalow

Date of assessment: 07 October 2015

Date of certificate: 07 October 2015

Reference number: 8875-7620-3539-8953-3902

Type of assessment: RdSAP, existing dwelling

Total floor area: 82 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: £ 2,280

Over 3 years you could save £ 474

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 159 over 3 years	You could save £ 474 over 3 years
Heating	£ 1,599 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 420 over 3 years	£ 246 over 3 years	
Totals	£ 2,280	£ 1,806	

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

6683

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 Floor insulation (suspended floor)	£800 - £1,200	£ 225	✓
2 Low energy lighting for all fixed outlets	£25	£ 87	✓
3 Solar water heating	£4,000 - £8,000	£ 159	✓

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.

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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.

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availability of any property and make an appointment to view before embarking on any journey to see a property.

50 High Street , Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk