



1 Wilfred Road, Taunton, , TA1 1TB  
£145,000

**GIBBINS RICHARDS**   
Making home moves happen



Available with no chain is this character victorian end of terrace with some original features including sash windows, exposed floorboards, cast iron fireplaces as well as wood burning stove, downstairs shower room and wc, 2 double bedrooms and first floor bathroom. Energy rating : E-54

THE PROPERTY

This victorian built end of terrace retains some original attractive features , but also benefits from a recently replaced kitchen . The property is located within comfortable walking distance of the town centre being sited on the corner of Haydon and Wilfred Road close to East Reach. This area is in a residents permit parking zone and is close to a local park. The property is also being offered with no onward chain.

Entrance Door to:

Inner Lobby with door to:

Hall with radiator and exposed floorboards door to:

Living Room 12' 11" x 11' 8" (3.93m x 3.55m) with a sash bay window to the front aspect, exposed floorboards, original ceiling rose, radiator, feature cast iron fireplace with slate hearth.

Dining Room 11' 2" x 11' 5" (3.40m x 3.48m) with a wood burning stove, exposed floorboards, under stairs cupboard with light, radiator and dual aspect windows.

Kitchen 8' 5" x 6' 10" (2.56m x 2.08m) with a walk-in pantry space, new floor and wall cupboard units, single drainer sink unit, gas cooker point and door through to the utility room and garden.

Utility with Baxi wall mounted gas fired boiler, providing domestic hot water and central heating with digital programmer, also doorway to:

Cloakroom with shower cubical with mains mixer shower with multi shower heads, wash hand basin and low flush wc and fully tiled surround.

First Floor Landing with large storage cupboard and access to attic space.

Bedroom 1 15' 0" x 11' 0" (4.57m x 3.35m) with cast iron fireplace, radiator and new double glazed window to front aspect.

Bedroom 2 11' 7" x 9' 1" (3.53m x 2.77m) with dual aspect windows, fitted wardrobes and storage cupboards, radiator.

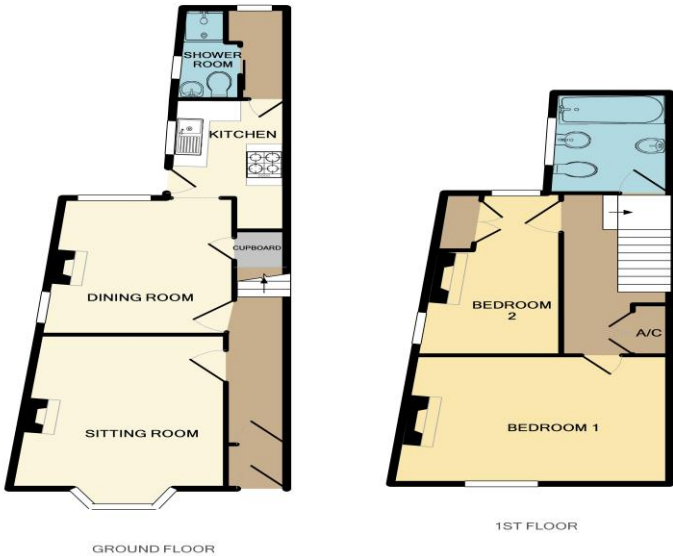
Bathroom 8' 6" x 6' 11" (2.59m x 2.11m) with panelled bath, pedestal wash hand basin, bidet, low flush wc and radiator, window.

Outside a side gate leads through to the rear garden which comprises a

courtyard area with a potting shed.

AGENTS NOTE: We wish to disclose that this property is owned by a relative of an employee of Gibbins Richards Limited.

Directions From Upper High Street turn left into Tancred Street and at the junction to Duke Street, turn right. Follow the road round into Eastbourne Road. Bear right into Haydon Road and follow this road towards East Reach where Wilfred Road will be the last turning on the left hand side where the property will be found on the corner Haydon Road and Wilfred Road shown by a For Sale board.



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. Made with Metropac ©2015.

Energy Performance Certificate

1, Wilfred Road  
TAUNTON  
TA1 1TB

Dwelling type: End-terrace house  
Date of assessment: 01-Apr-2011  
Date of certificate: 01-Apr-2011  
Reference number: 0985-2859-6347-9409-0235  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 94 m²

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 (CO<sub>2</sub>) emissions.

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

54

54

England & Wales

EU Directive 2002/91/EC

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.

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current

Potential

48

48

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	347 kWh/m² per year	347 kWh/m² per year
Carbon dioxide emissions	5.5 tonnes per year	5.5 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£905 per year	£905 per year
Hot water	£131 per year	£131 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.

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