



3 Standfast Place, TAUNTON, TA2 8QG
£189,950

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Making home moves happen

A modern three bedroom terrace house situated on the Nerrolls Farm development. Comprises: lounge, dining room, kitchen with built in oven and hob, downstairs cloakroom, bathroom with shower over bath, two double bedrooms one with en-suite, one single bedroom, enclosed rear garden, parking, gas central heating. Energy rating : C-73

THE PROPERTY

This is a modern three bedroom terrace home occupying a position in Nerrolls Farm, a modern development located approximately a mile and a half to the north east of Taunton town centre. It has excellent communication links with the town and with junction 25 of the M5 motorway. The property has an en-suite to the master bedroom, downstairs cloakroom and two separate reception rooms as well as an enclosed garden and garage directly accessed from the back garden.

- MODERN TERRACED HOME
- 3 BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- 2 RECEPTIONS
- CLOAKROOM & BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE TO REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Entrance Hall	Stairs to first floor.
Cloakroom	
Living Room	14' 3" x 10' 8" (4.34m x 3.25m) French doors to rear garden.
Dining Room	10' 8" x 8' 2" (3.25m x 2.49m)
Kitchen	10' 2" x 9' 0" (3.10m x 2.74m) With white single drainer sink unit, four ring gas hob with concealed extractor hood above, Neff electric oven, floor and wall cupboards.
First Floor Landing	Airing cupboard with Heatrae Sadia hot water tank.
Bedroom 1	8' 6" x 9' 7" increasing to 13' (2.59m x 2.92m) Built-in wardrobes.
En-suite Shower Room	With three piece suite.
Bedroom 2	9' 2" x 8' 4" (2.79m x 2.54m)
Bedroom 3	9' 8" x 6' 5" (2.94m x 1.95m)
Bathroom	With three piece suite with electric shower over bath.
Outside	Enclosed rear garden. Garage to rear.

Energy Performance Certificate

3, Standfast Place
TAUNTON
TA2 8QG

Dwelling type: Mid-terrace house
Date of assessment: 28 May 2009
Date of certificate: 29 May 2009
Reference number: 0462-2828-6354-0521-8571
Total floor area: 82 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 (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs

A

B

C

D

E

F

G

73

79

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 (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

A

B

C

D

E

F

G

71

76

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 (CO₂) 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	205 kWh/m² per year	166 kWh/m² per year
Carbon dioxide emissions	2.8 tonnes per year	2.3 tonnes per year
Lighting	£76 per year	£42 per year
Heating	£339 per year	£307 per year
Hot water	£127 per year	£103 per year

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.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 912 or visit www.energysavingtrust.org.uk/myhome

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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