



182 Eaton Crescent, Taunton TA2 7UG  
£220,000

**GIBBINS RICHARDS**   
Making home moves happen

This well presented two bedroomed attached property is situated in a sought after residential area with convenient access to the mainline railway station and local amenities. Offered with vacant possession, the property features are a sitting room, kitchen/dining room, two double bedrooms and a bathroom. Externally the property boasts a private enclosed rear garden and parking for two cars.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

This modern terrace home provides well presented accommodation and boasts two double bedrooms, off road parking for two cars and a fully enclosed rear garden. Eaton Crescent is located within a modern residential development constructed in 1999 and is located within walking distance of the mainline railway station and just over a mile from the town centre.

ATTACHED HOME  
TWO DOUBLE BEDROOMS  
KITCHEN/DINING ROOM  
WELL PRESENTED ACCOMMODATION  
ENCLOSED PRIVATE REAR GARDEN  
PARKING FOR TWO CARS  
CLOSE TO AMENITIES  
WALKING DISTANCE TO TOWN  
NO ONWARD CHAIN







Sitting Room 13' 3" x 11' 0" (4.04m x 3.35m)  
Under stairs storage cupboard.

Kitchen/Dining Room 13' 10" x 8' 1" (4.21m x 2.46m)  
Doors opening to the garden.

First Floor Landing

Bedroom 1 11' 5" x 10' 5" (3.48m x 3.17m)  
Wardrobe.

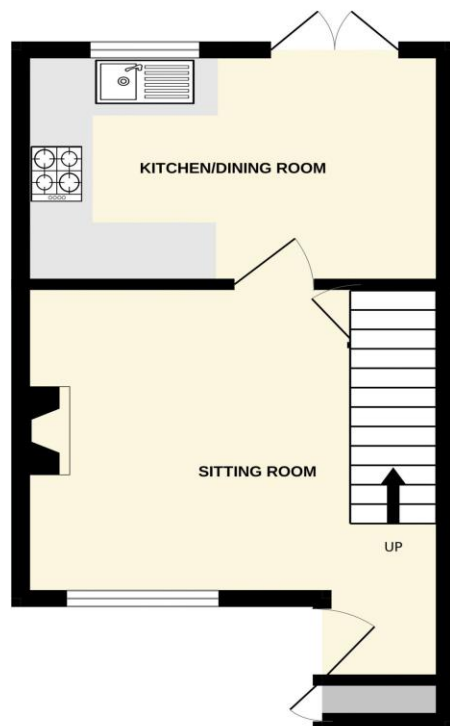
Bedroom 2 10' 0" x 8' 0" (3.05m x 2.44m)

Bathroom

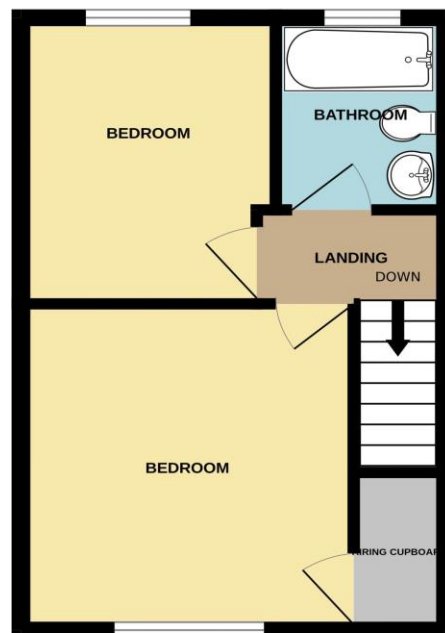
Outside Enclosed private rear garden with  
patio area and parking for two  
cars.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix ©2024



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)