



GIBBINS RICHARDS  
Making home moves happen

3 Eastleigh Road, Taunton TA1 2YA  
£199,950

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A three bedroomed Victorian terraced home which is conveniently placed for the town centre. The accommodation consists of: two reception room, kitchen, downstairs shower room and three first floor bedrooms. Externally the property benefits from an enclosed rear garden and residents permit parking. AVAILABLE WITH NO ONWARD CHAIN.

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

Eastleigh Road is a highly regarded street between Trinity and Holway districts of Taunton. There is an excellent primary school nearby and the town centre is only one mile distant. While the property would benefit from cosmetic updates, it presents an excellent opportunity for a rewarding renovation project.

THREE BEDROOMS  
TWO RECEPTION ROOMS  
WEST FACING REAR GARDEN  
WALKING DISTANCE TO TOWN  
CLOSE TO A RANGE OF AMENITIES  
DOWNSTAIRS SHOWER ROOM  
RESIDENTS PERMIT PARKING  
NO ONWARD CHAIN







Entrance Hall	Stairs to first floor.
Sitting Room	11' 2" x 10' 5" (3.40m x 3.17m) Plus bay window and alcove.
Dining Room	11' 9" x 10' 10" (3.58m x 3.30m) Alcove. Under stairs storage cupboard.
Kitchen	9' 3" x 8' 1" (2.82m x 2.46m) Containing the gas fired boiler. Door to rear garden.
Shower Room	8' 0" x 6' 7" (2.44m x 2.01m) maximum.
First Floor Landing	
Bedroom 1	14' 1" x 11' 6" (4.29m x 3.50m) Alcoves.
Bedroom 2	11' 9" x 8' 4" (3.58m x 2.54m)
Bedroom 3	10' 5" x 8' 2" (3.17m x 2.49m) maximum. Sink and airing cupboard.
Outside	Secure rear garden with rear entrance. residents permit parking to the front of the property.





GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

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.  
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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.



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