



GIBBINS RICHARDS
Making home moves happen

Canterbury House, East Lyng, Taunton TA3 5AU
Auction Guide Price £240,000

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FOR SALE BY PUBLIC AUCTION ON 17TH JULY 2025. Auction Guide Price &#pound;240,000.

A four bedroomed end of terrace property in need of modernisation, situated in the village of East Lyng. The ground floor accommodation includes an entrance hall, three reception rooms, a kitchen, and a boot room. Upstairs, the property offers four bedrooms and a family bathroom. Externally, the home benefits from a generously sized garden, multiple outbuildings, a garage, and off-road parking. Offered with no onward chain.

Please visit <https://www.networkauctions.co.uk> for more information.

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

Canterbury House is a four bedroomed home, believed to date back to the late 19th century, rich in character and local history. Once the heart of the village, the property previously served as both the village shop and post office. Set on a generous plot, the property boasts a large garden and offers excellent potential. Subject to the necessary planning permissions, there may be scope for a building plot to the side of the dwelling—ideal for future development or extended living space. The home is warmed by electric radiators and is serviced by a septic tank.

FOR SALE BY TRADITIONAL AUCTION
LOCATED IN THE VILLAGE OF EAST LYNG
FOUR BEDROOMS
THREE RECEPTION ROOMS
IN NEED OF MODERNISATION
POTENTIAL TO EXTEND, SUBJECT TO PLANNING
LARGE CORNER PLOT GARDENS
GARAGE, OUTBULDINGS & PARKING
ELECTRIC RADIATORS
NO ONWARD CHAIN





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Entrance Hall	
Hallway	
Living Room 1	12' 10" x 11' 2" (3.92m x 3.40m)
Living Room 2	13' 11" x 11' 1" (4.24m x 3.38m)
Dining Room	14' 0" x 11' 3" (4.27m x 3.43m)
Kitchen	10' 0" x 11' 2" (3.06m x 3.4m)
Boot Room	9' 10" x 8' 4" (3.00m x 2.54m)
Utility Room	11' 10" x 7' 2" (3.61m x 2.19m) Storage cupboard and WC.
First Floor Landing	14' 11" x 6' 8" (4.54m x 2.03m)
Bedroom 1	13' 6" x 10' 11" (4.11m x 3.33m)
Bedroom 2	10' 4" x 6' 7" (3.15m x 2m)
Bedroom 3	13' 6" x 8' 4" (4.11m x 2.55m)
Bedroom 4	14' 9" x 11' 9" (4.5m x 3.58m) Including large storage cupboard.
Bathroom	9' 10" x 8' 4" (2.99m x 2.55m)
Outside	Off road parking for three vehicles. Garage 21' 11" x 11' 10" (6.67m x 3.61m). Large corner plot gardens with outbuildings. Potential to extend (subject to planning consents).



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GROUND FLOOR



1ST FLOOR



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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.



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.