



33 Eastleigh Road, Taunton TA1 2YA
£240,000

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Making home moves happen

A three bedroomed Victorian terrace home conveniently placed for the town centre. The accommodation consists of; entrance hall, sitting room, dining room, kitchen, ground floor shower room and a lean-to utility room. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a low maintenance rear garden and residents permit parking.

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. The property is heated by gas central heating via a modern combination boiler and features double glazed windows along with a newly replaced roof installed in 2023.

VICTORIAN TERRACE HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
TWO BATHROOMS
NEW ROOF IN 2023
RESIDENTS PERMIT PARKING
LOW MAINTENANCE REAR GARDEN
WALKING DISTANCE TO TOWN
GAS CENTRAL HEATING
DOUBLE GLAZING





Entrance Hall	Stairs to first floor.
Sitting Room	11' 0" x 10' 4" (3.35m x 3.15m) Plus bay window and alcoves.
Dining Room	12' 2" x 7' 9" (3.71m x 2.36m)
Kitchen	9' 2" x 8' 0" (2.79m x 2.44m)
Shower Room	8' 4" x 6' 6" (2.54m x 1.98m)
Utility Room	9' 9" x 6' 5" (2.97m x 1.95m) Housing the gas fired combination boiler. French doors leading to the rear garden.
First Floor Landing	Access to the partially boarded loft space.
Bedroom 1	11' 4" x 8' 7" (3.45m x 2.61m) Built-in wardrobes.
Bedroom 2	11' 2" x 8' 5" (3.40m x 2.56m)
Bedroom 3	9' 3" x 8' 1" (2.82m x 2.46m)
Bathroom	8' 3" x 5' 0" (2.51m x 1.52m) Bath, basin and macerator toilet.
Outside	Residents permit parking to the front of the property. Low maintenance rear garden. New roof in 2023.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828

Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk