



3 Grange Court, Grange Gardens, Taunton, TA2 7EN  
£99,950

**GIBBINS RICHARDS**   
Making home moves happen

A unique 1 bedroom house with own private garden. The property is located in a cul-de-sac position close to local amenities and benefits from gas central heating and double glazing. Energy Rating: D-60

THE PROPERTY

This one bedroom home provides easy to maintain accommodation and benefits from its own enclosed landscaped garden. The property further boasts gas central heating and double glazing and includes its own personal entrance door, hall, fitted kitchen, living room with patio doors to the garden with gated access to a communal parking area. To the first floor there is a double bedroom and bathroom with shower. The property is located in a tucked away position being in a cul-de-sac on the northern side of the town. There is a general store nearby whilst a regular bus service operates into the town centre which is just under 2 miles distant.

Double glazed entrance door to:

Entrance hall with radiator and stairs to first floor.

Kitchen 6' 8" x 6' 8" (2.03m x 2.03m) with fitted floor and wall cupboard units, gas or electric cooking points, double glazed window overlooking garden, plumbing for washing machine and wall mounted gas fired boiler.

Living Room 14' 10" x 10' 9" (4.52m x 3.27m) with radiator, tv point, double glazed patio doors to garden.

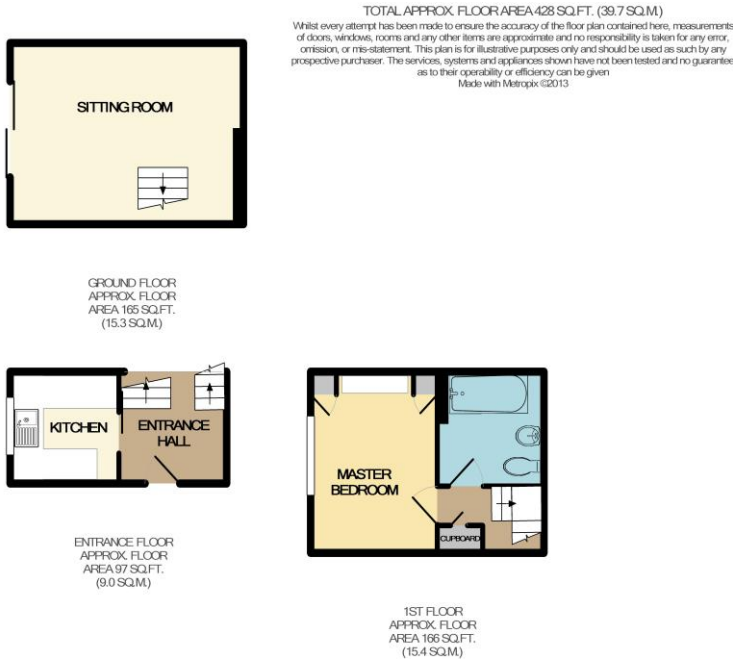
First Floor Landing with airing cupboard.

Double Bedroom 10' 8" x 8' 4" (3.25m x 2.54m) with fitted wardrobe and over stairs storage cupboard, loft access, radiator and double glazed window overlooking rear garden.

Bathroom panelled bath, electric shower and screen, pedestal wash hand basin, close coupled wc, radiator, extractor fan, fully tiled walls.

Outside The garden comprises of a mainly decked area with raised timber seating and pergola and numerous bordering shrubs. The garden is well screened by surrounding fence work and there is a side gate leading onto a communal parking area.

Directions From the town centre proceed along Bridge Street and head towards the railway station along Station Road. Bear right at St Andrews Road onto Priorswood Road and proceed through the next set of traffic lights. Continue past Tesco Express on the right and turn left by the general stores into Lyngford Road. Grange Gardens will be a turning on the left hand side where Grange Court will be shortly found on the right.



Energy Performance Certificate



3 Grange Court, Grange Gardens, TAUNTON, TA2 7EN

Dwelling type: Ground-floor maisonette Reference number: 0545-2879-6684-9524-6065  
Date of assessment: 21 August 2014 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 21 August 2014 Total floor area: 40 m²

Use this document to:

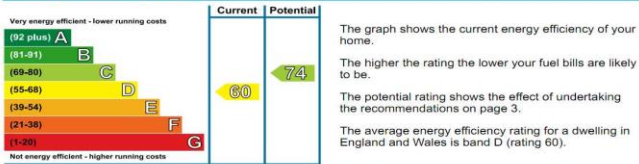
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,881
Over 3 years you could save	£ 699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 84 over 3 years	You could save £ 699 over 3 years
Heating	£ 1,059 over 3 years	£ 792 over 3 years	
Hot Water	£ 654 over 3 years	£ 306 over 3 years	
Totals	£ 1,881	£ 1,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 51	✓
2 Floor Insulation	£800 - £1,200	£ 102	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.

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.

