



71 Eaton Crescent, Taunton TA2 7UE
£210,000

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Making home moves happen

A mid terrace two bedroomed property located in a popular residential cul-de-sac situated within convenient access to Taunton train station and local amenities. The house, although in need of some sprucing up internally, is offered with no onward chain and an early viewing is highly recommended.

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

Eaton Crescent is located just off of Priorswood Road and forms a small cul-de-sac of similar properties alongside its neighbour, Compton Close. Built in the early 90's, this property offers sensible two bedroomed accommodation in the form of a entrance hall, kitchen to the front, and a sitting/dining room to the back and on the first floor, two bedrooms and a bathroom. There is also numerous cupboards around the house and the property has gas central heating and some double glazing. There is off street parking to the front and also an enclosed rear garden, mainly laid to lawn with a shed.

NO ONWARD CHAIN
EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT
SOME REFURBISHMENT REQUIRED
CUL-DE-SAC POSITION
CLOSE TO TAUNTON TRAIN STATION
CLOSE TO AMENITIES
GAS CENTRAL HEATING
DOUBLE GLAZING
EARLY VIEWING ADVISED





Entrance Hall

Kitchen 10' 5" x 6' 5" (3.17m x 1.95m)

Sitting Room 13' 4" x 13' 0" (4.06m x 3.96m)
Double doors opening to the rear garden.

First Floor Landing

Bedroom 1 10' 7" x 9' 7" (3.22m x 2.92m) Plus two wardrobe recesses and an over-stairs cupboard containing the gas central heating boiler.

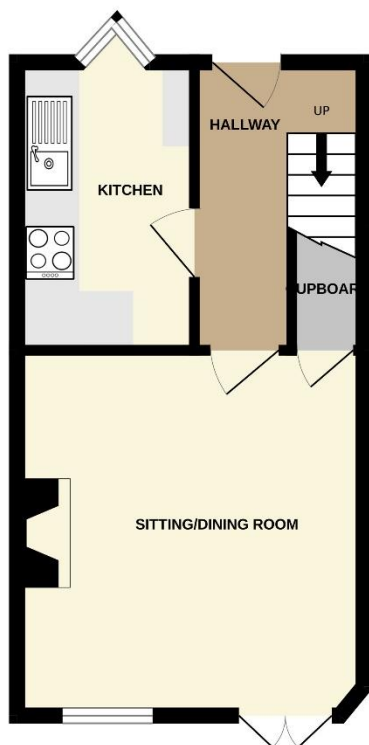
Bedroom 2 11' 3" x 7' 10" (3.43m x 2.39m)

Bathroom 7' 11" x 4' 11" (2.41m x 1.50m)

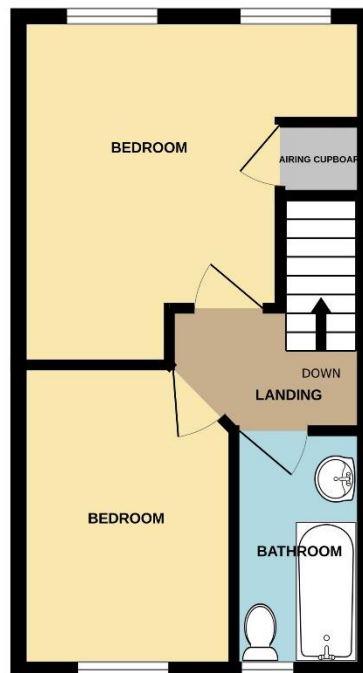
Outside There is off street parking to the front and an enclosed rear garden with a shed.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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