



17 Eastleigh Road, Taunton TA1 2YA

£267,500

GIBBINS RICHARDS 
Making home moves happen

***Victorian terrace home *Private rear garden *Upstairs W/C & downstairs bathroom ***

An immaculate three bedroomed Victorian terrace home, conveniently situated close to a range of local amenities and within easy reach of the town centre.

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

This attractive bay-fronted Victorian terrace offers spacious, well-presented accommodation throughout and retains a wealth of original and period features, complemented by excellent proportions throughout. The property is well maintained and ready for you to move in and enjoy.

Accommodation includes a sitting room to the front, a separate dining room leading into a modern fitted kitchen, and a ground floor bathroom and utility area opening onto a private rear garden. To the first floor are three bedrooms and an upstairs WC. Eastleigh Road is a highly regarded residential street positioned between the Trinity and Holway areas of Taunton, with a primary school nearby and the town centre approximately one mile away. Further benefits include gas central heating via a modern combination boiler, double glazing throughout, and a newly replaced roof installed in 2019.

Approximately 93 square meters

Victorian bay fronted terrace

Three bedrooms

Downstairs bathroom & upstairs W/C

Utility room

Private low maintenance rear garden

Gas central heating

New roof in 2019

Close to a range of amenities

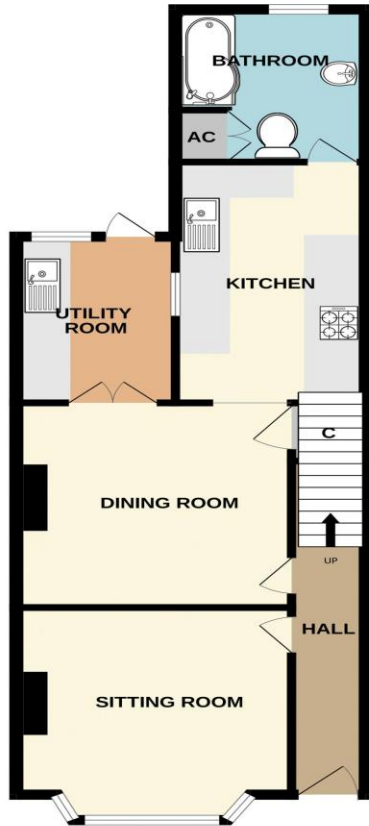




| | |
|---------------------|--|
| Hall | 19' 4" x 3' 1" (5.89m x 0.94m) |
| Sitting Room | 12' 4" x 11' 7" (3.76m x 3.53m) |
| Dining Room | 11' 11" x 11' 7" (3.63m x 3.53m) |
| Utility room | 9' 8" x 6' 8" (2.94m x 2.03m) |
| Kitchen | 14' 0" x 8' 0" (4.26m x 2.44m) |
| Bathroom | 8' 10" x 8' 0" (2.69m x 2.44m) |
| First Floor Landing | 14' 5" x 5' 4" (4.39m x 1.62m) |
| Bedroom 1 | 14' 8" x 11' 2" (4.47m x 3.40m) |
| Bedroom 2 | 11' 11" x 9' 5" (3.63m x 2.87m) |
| Bedroom 3 | 8' 0" x 7' 3" (2.44m x 2.21m) |
| Cloakroom | 4' 9" x 2' 4" (1.45m x 0.71m) |
| Outside | Residents permit parking to the front of the property. Hard landscaped rear garden with a pedestrian gate. |



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



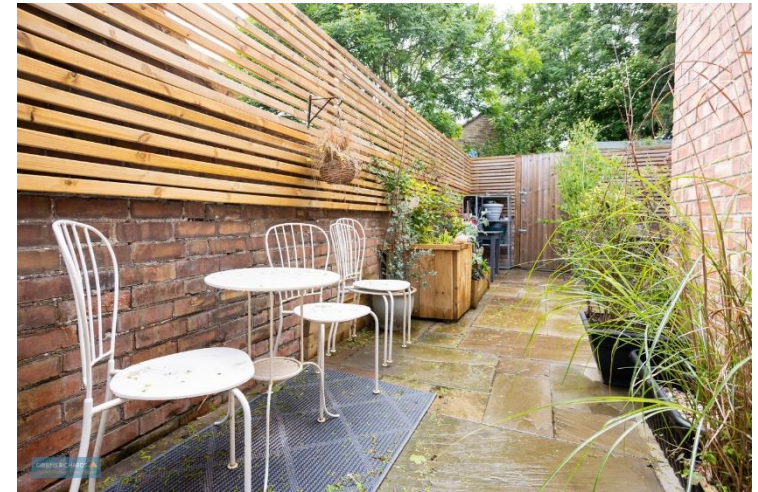
TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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