



GIBBINS RICHARDS 
Making home moves happen

28 Eastwick Road, Taunton TA2 7HX
£295,000

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***Three double bedrooms *Large rear garden *Useful attic room ***

A spacious and versatile three bedroomed semi-detached home arranged over three floors, enjoying a large, predominantly south-facing private rear garden and driveway parking.

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

The well-proportioned accommodation comprises a welcoming entrance hall, a dining room to the front aspect, a comfortable sitting room opening into a conservatory extension, and a fitted kitchen. To the first floor are three generous double bedrooms and a four-piece family bathroom suite. A useful attic room occupies the second floor, providing flexible additional space suitable for a variety of uses, subject to individual requirements. Further benefits include double glazing throughout and gas central heating. The property is conveniently situated on Eastwick Road, within easy reach of local primary and secondary schools, a nearby shopping parade, the town centre, and the intercity railway station. Excellent transport links are also available, with Junction 25 of the M5 motorway easily accessible.

Semi-detached home
Three bedrooms
Predominantly south-facing rear garden
Driveway parking
Useful loft room
Four piece bathroom suite
Close to a range of amenities
Gas central heating
Conservatory extension



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Entrance Hallway

Dining Room	11' 0" x 11' 0" (3.35m x 3.35m)
Sitting Room	12' 7" x 11' 0" (3.83m x 3.35m) French doors leading to the conservatory.
Conservatory	12' 3" x 9' 6" (3.73m x 2.89m)
Kitchen	9' 3" x 7' 6" (2.82m x 2.28m) Door to garden.
First Floor Landing	
Bedroom 1	12' 8" x 11' 11" (3.86m x 3.63m)
Bedroom 2	11' 1" x 10' 9" narrowing to 8' 5" (3.38m x 3.27m narrowing to 2.43m)
Bedroom 3	9' 4" x 7' 7" (2.84m x 2.31m)
Family Bathroom	7' 5" max x 7' 6" narrowing to 4' 8" (2.26m max x 2.28m narrowing to 1.21m) Boiler in cupboard.
Stairs to Second Floor	
Attic Room	17' 8" narrowing to 14' 8" x 11' 1" (5.38m narrowing to 4.26m x 3.38m)
Outside	There is a large, predominantly south-facing private rear garden, a useful outbuilding and driveway parking.



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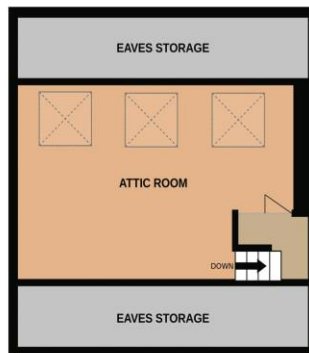
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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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