



GIBBINS RICHARDS 
Making home moves happen

35 Eastbourne Road,, Taunton TA1 1SU

£240,000

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*No onward chain *En-suite shower room *Open plan kitchen/diner *

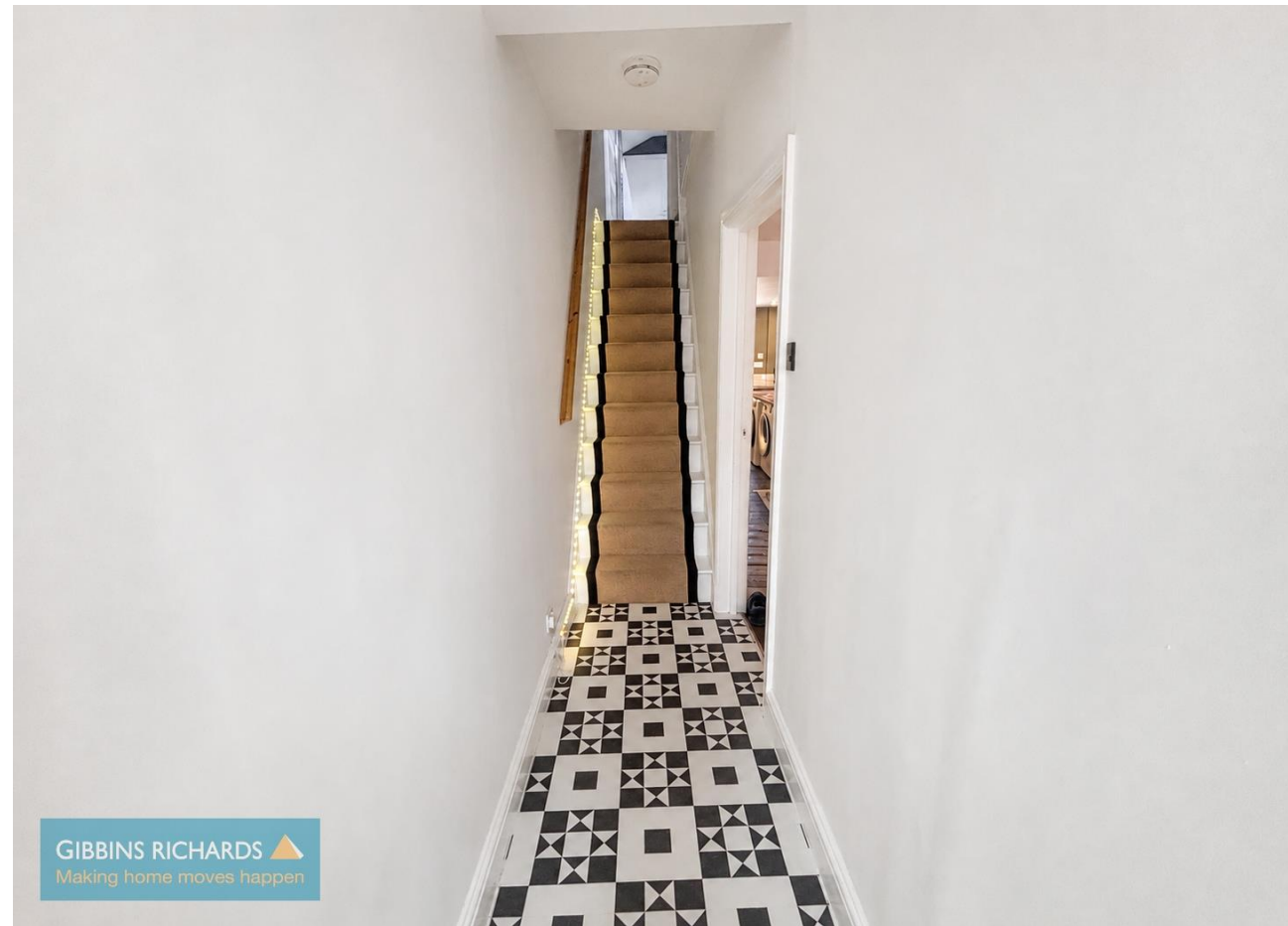
A well-presented three bedroomed Victorian terraced home arranged over three floors, conveniently located within walking distance of the town centre and offered for sale with no onward chain.

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

The accommodation comprises an entrance hall, a sitting room opening into a spacious kitchen/dining/family room, two first floor bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom, featuring a Juliette balcony and an en-suite shower room.

Outside, the property benefits from a low-maintenance rear garden and residents' permit parking. Situated on Eastbourne Road, the property enjoys easy access to the town centre, which offers a wide range of shopping, leisure and everyday amenities.

Victorian terrace home
Three bedrooms
En-suite shower room
Low maintenance rear garden
Residents permit parking
Walking distance to the Town Centre
Well-presented accommodation
Open plan kitchen/diner/family room
Gas central heating



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Entrance Hall	Leading to stairs to the first floor.
Sitting Room	10' 9" x 10' 1" (3.27m x 3.07m)
Dining area	12' 1" x 11' 3" (3.68m x 3.43m)
Kitchen	14' 4" x 9' 8" (4.37m x 2.94m)
First Floor Landing	Stairs to the second floor.
Bedroom 2	13' 1" x 10' 8" (3.98m x 3.25m) Plus alcoves.
Bedroom 3	12' 3" x 7' 9" (3.73m x 2.36m) Plus alcoves.
Bathroom	9' 8" x 7' 9" (2.94m x 2.36m)
Combination boiler.	
Second Floor Landing	
Bedroom 1	17' 1" narrowing to 10'9"x 12' 3" max (5.20m narrowing to 3.04m x 3.73m max) Juliet balcony.
Shower Room	
Outside	Low maintenance rear garden and residents permit parking.



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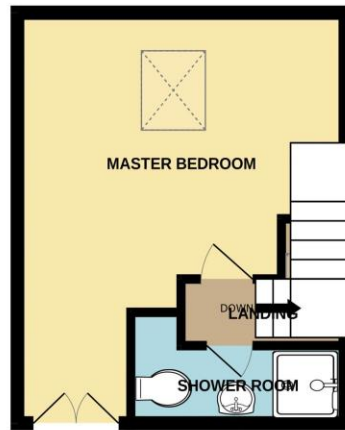
GROUND FLOOR



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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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