



54B Lisieux Way,, Taunton TA1 2JZ

£199,950

GIBBINS RICHARDS 
Making home moves happen

*** Terrace Property * 2 Double Bedrooms * Rear Gardens**

A well-proportioned two-bedroom terraced property, ideally located within easy reach of a variety of local amenities. EPC Rating E -43

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

The accommodation comprises an entrance porch, a comfortable sitting room, and a kitchen with an adjoining lean-to—offering excellent potential to be adapted or converted into a separate utility space with access to the rear garden. Upstairs, the property features two generously sized double bedrooms and a main bathroom. The home benefits from electric heating, with a modern system and new heaters installed within the past two years. A regular bus service nearby provides convenient access to the town centre. This property would make an excellent purchase for first-time buyers or investors alike.

67 Approximate square meters
Terrace Home
Two Double Bedrooms
Front and Rear Gardens
New Electric Heating
Close to a range of amenities
Well presented accommodation
Perfect First Time Buyer or Investment purchase

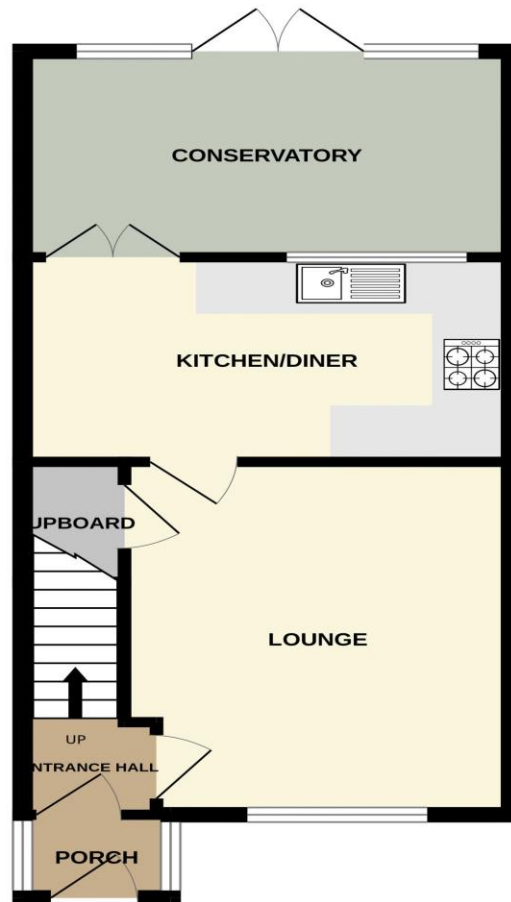




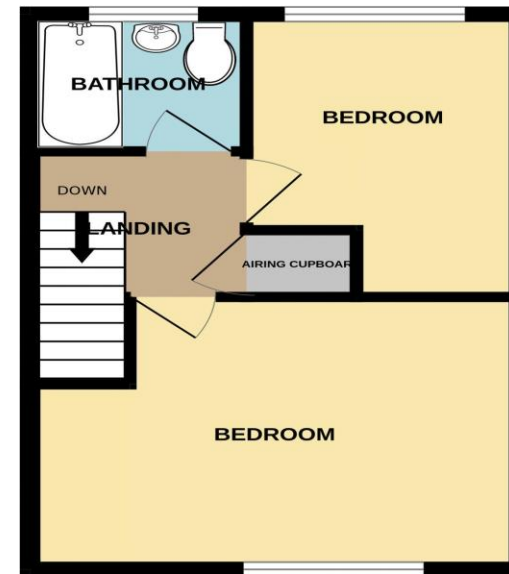
Sitting Room	13' 6" x 16' 3" (4.11m x 4.95m)
Kitchen	8' 11" x 14' 11" (2.72m x 4.54m)
Utility Room	16' 6" x 7' 0" (5.03m x 2.13m)
Bathroom	6' 0" x 5' 6" (1.83m x 1.68m)
Master Bedroom	14' 6" x 10' 6" (4.42m x 3.20m) (including recess)
Bedroom 2	8' 4" x 12' 2" (2.54m x 3.71m) (not including recess)
Outside	Outside the property benefits from a rear garden.



GROUND FLOOR



1ST 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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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.

