



12 Lime Crescent, Taunton TA1 2QE  
£159,950

**GIBBINS RICHARDS**   
Making home moves happen

Many improvements have been carried out to this immaculately presented 3 bedroom home which would make a perfect choice for first time buyers, a young family or the investor. Refitted kitchen and luxury refitted bathroom. Gas ch and upvc double glazing.

#### THE PROPERTY

This spacious uPVC double glazed and gas centrally heated terraced house offers the chance for the buyer to simply move in and live in this superb home without having to find additional money for improvements as the present owners have already done that for you! Features include a modern refitted kitchen and a stunning bathroom complete with a luxury Whirlpool bath. This home is definitely recommended for viewing at your earliest opportunity.

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UPVC double glazed front entrance door with matching side screen into:

**Entrance hall** with wood laminate flooring, stairs to first floor with turned wood balustrading and under stairs space, two large built-in storage cupboards, radiator.

**Kitchen** 10' 9" x 9' 8" (3.27m x 2.94m) modern refitted oak effect cupboards comprising floor and wall cupboards with drawers, rolled edge work surfaces and attractive tiled splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher and washing machine, stainless steel and glass extractor hood, cooker point and uPVC double glazed door opening to outside.

**Lounge/Dining Room** 21' 7" x 10' 10" (6.57m x 3.30m) reducing to 8' 4" (2.54m) to the dining area windows to front with fitted vertical blinds, uPVC double glazed French doors opening to the rear garden, electric contemporary style pebble effect fire, dado rail, coved ceiling, two radiators.



**First Floor Landing** with turned wood balustrading and access to roof space. Large fitted wall mirror. Airing cupboard with fitted shelving.

**Bedroom 1** 11' 7" (max) x 10' 4" (3.53m x 3.15m) large mirror fronted wardrobes, window to rear with fitted vertical blinds, radiator.

**Bedroom 2** 9' 10" x 9' 9" (2.99m x 2.97m) fitted vertical blinds, radiator.

**Bedroom 3** 9' 8" x 6' 10" (2.94m x 2.08m) solid oak over stairs wardrobe, window to front with fitted vertical blinds, radiator.

**Bathroom** luxuriously refitted with a white suite comprising a vanity wash hand basin with mixer tap, cupboards below and fitted wall mirror with integrated light, low level wc, corner shower enclosure with chrome thermostatically controlled shower and a Whirlpool double ended bath with multi jets and central mixer tap. Extensively tiled splashbacks, recessed low voltage lighting, chrome ladder radiator.

**Outside** A metal gate leads onto a pedestrian path leading to the front door of the property. The front garden is enclosed and laid to chippings. The rear garden is immaculately presented with two smart paved patio areas together with a timber decked area and a level lawn. The rear garden is close boarded fencing and includes a brick built store shed. A rear gate provides access to a communal parking area.





**Directions** From the centre of Taunton proceed along East Street turning right onto Hurdle Way and left at the next lights onto Silver Street. Follow this road past the Volkswagen garage and having passed over a slight brow in the hill turn next left into Holway Avenue. At the next T-junction turn right onto Holway Road and follow this road up the hill. Before the T-junction with Chestnut Drive take the turning on the right into Lime Crescent where the property can be found shortly on the right hand side.



12, Lime Crescent, TAUNTON, TA1 2QE  
 Dwelling type: Mid-terrace house  
 Date of certificate: 30 April 2014  
 Date of assessment: 02 May 2014  
 Reference number: 7408-8024-7264-2624-6910  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 79 m<sup>2</sup>

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	
£ 1,845	Over 3 years you could save
£ 240	Over 3 years you could save

Estimated energy costs of this home	
Current costs	Potential costs
Lighting £ 207 over 3 years	£ 147 over 3 years
Heating £ 1,344 over 3 years	£ 1,254 over 3 years
Hot Water £ 294 over 3 years	£ 204 over 3 years
<b>Totals</b> £ 1,845	<b>£ 1,605</b>

**You could save £ 240 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



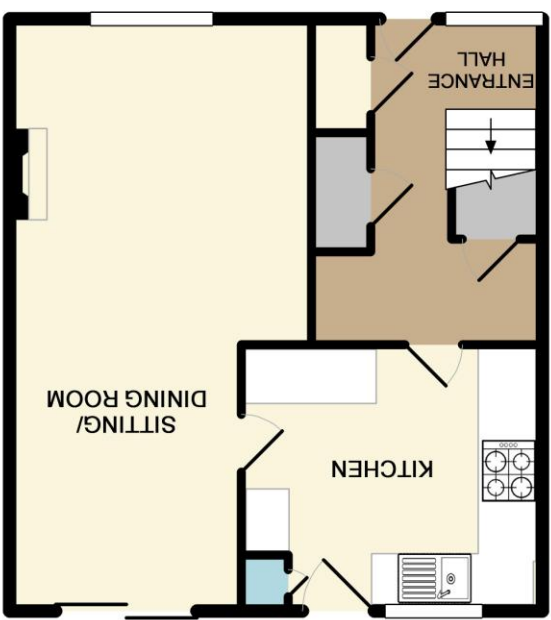
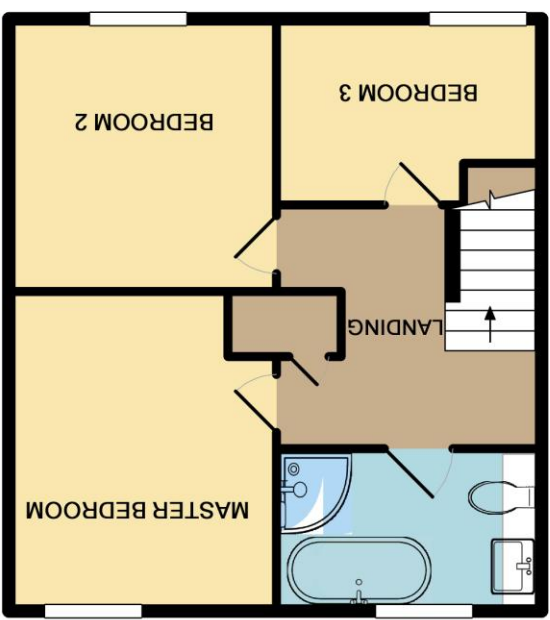
**Top actions you can take to save money and make your home more efficient**

Recommended measures

Indicative cost	Typical savings over 3 years	Available with Green Deal
£800 - £1,200	£ 99	Yes
£25	£ 51	Yes
£4,000 - £6,000	£ 90	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energysaving](http://www.direct.gov.uk/energysaving) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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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 or Surveyor. 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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