



42 St. Albans Place, Taunton, , TA2 7BQ  
£147,500

**GIBBINS RICHARDS**   
Making home moves happen

**Spacious and well maintained 1950's built 3 bedroom terraced house, perfect for a growing family and situated in a quiet cul-de-sac location. 'L' shaped kitchen/diner, good size lounge, refitted upstairs bathroom, south west facing rear garden. EPC Rating: E-54**

#### THE PROPERTY

Built in the 1950's, this well maintained uPVC double glazed and gas centrally heated terrace house offers spacious accommodation featuring a practical 'L' shaped kitchen/dining room and three really good size first floor bedrooms. The property occupies a pleasant position within a cul-de-sac and a south west facing garden to the rear. St Albans Place is located on the northern outskirts of Taunton with excellent local amenities including shops and local schools and is approximately two miles from the town centre.

uPVC double glazed front entrance door into :

**Entrance Vestibule** with uPVC double glazed windows, ceramic tiled floor and inner uPVC double glazed door opening to :

**Entrance hall** stairs to first floor with cupboard under.

**Sitting Room** 19' 0" x 11' 5" (5.79m x 3.48m) gas fire with back boiler supplying central heating to radiators and hot water, coved ceiling, tv and telephone points, uPVC double glazed door opening to the rear garden and archway opening to :

**'L' shaped Kitchen/Dining Room** 16' 8" reducing to 6' x 17' 8" (5.08m x 5.38m) the kitchen area has a ceramic tiled floor and is fitted with a range of wall and floor storage cupboards incorporating drawers, rolled edge work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, shelved broom cupboard and opening to the dining area which is carpeted and with a uPVC double glazed door opening to the rear garden.

#### First Floor Landing

**Bedroom 1** 11' 9" x 10' 7" (3.58m x 3.22m) built-in wardrobe and airing cupboard, radiator.

**Bedroom 2** 11' 10" x 9' 0" (3.60m x 2.74m) wardrobe recess, radiator.

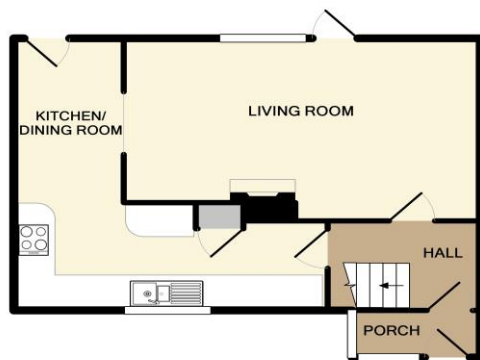
**Bedroom 3** 9' 0" x 8' 7" (2.74m x 2.61m)

**Bathroom** re-fitted white suite comprising panelled bath with electric shower unit over and shower screen, pedestal wash hand basin, fully tiled walls.

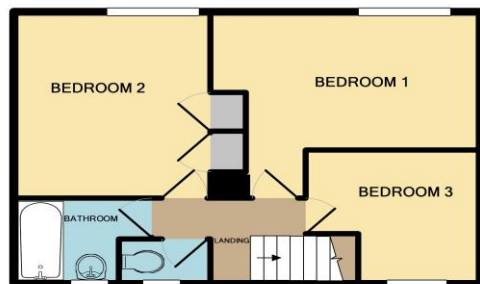
**Separate WC** low level white suite.

**Outside** The enclosed front garden is principally paved and gravelled. The rear garden enjoys a south westerly aspect to enjoy the afternoon and evening sun. The rear garden is laid to lawn with a good paved patio area, a gravelled area and a further small paved patio area at the end of the garden. The garden is well stocked with mature shrubs and enclosed by timber fencing.

**Directions** From the centre of Taunton proceed along North Street passing Debenhams on your left hand side. At the second set of traffic lights turn right onto Station Road and at the end of this road turn right onto St Andrews Road then left onto Cheddon Road. Follow this road passing a general store on your left hand side. St Albans Place is then the fourth turning on your right hand side and the property will be found on your right hand cul-de-sac.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Performance Certificate**

42, St. Albans Place, TAUNTON, TA2 7BQ

Dwelling type: Mid-terrace house      Reference number: 8295-6223-7720-9579-8972  
 Date of assessment: 31 July 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 31 July 2015      Total floor area: 85 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>	<b>£ 3,243</b>
<b>Over 3 years you could save</b>	<b>£ 1,734</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 165 over 3 years	<p>You could save £ 1,734 over 3 years</p>
Heating	£ 2,175 over 3 years	£ 1,119 over 3 years	
Hot Water	£ 753 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,243</b>	<b>£ 1,509</b>	

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.

**Energy Efficiency Rating**

	Current	Potential
 Very energy efficient - lower running costs (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not energy efficient - higher running costs	54	88

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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
1 Cavity wall insulation	£500 - £1,500	£ 549	<input checked="" type="checkbox"/>
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 123	<input checked="" type="checkbox"/>
3 Increase hot water cylinder insulation	£15 - £30	£ 81	<input checked="" type="checkbox"/>

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/savingenergy](http://www.direct.gov.uk/savingenergy) 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.

The Property Misdescriptions Act 1991  
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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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.

