



163 Hamilton Road, Taunton TA1 2EU

£285,000

**GIBBINS RICHARDS**   
Making home moves happen

**PLENTY OF VERSATILE LIVING SPACE!** A considerably extended semi-detached home providing spacious and very flexible accommodation. In all the property offers 4 receptions, large kitchen/breakfast room, utility, 3 first floor bedrooms including ensuite bathroom, family bathroom, 2 second floor bedrooms and shower room, gardens, garage and off road parking. **INTERNAL VIEWING ESSENTIAL!**

#### THE PROPERTY

An internal viewing is the only way to fully appreciate this significantly extended semi detached home. The accommodation is warmed by gas central heating and provides very flexible living space, which could lend itself to a variety of uses including guest house/b&b, large growing family, dependent relative, etc. The property is sited in a prominent position set well back from the road and is in convenient reach of both the M5 at junction 25 and the Hankridge Farm retail park, which includes Sainsburys, B&Q, McDonalds, multiplex cinema etc. The town centre which is served by a frequent nearby bus service is less than one mile distant.

UPVC double glazed entrance door to:

**Entrance hall** with large storage cupboard with shelving and radiator. Opening to:

**Hall** with laminate flooring, radiator, stairs to first floor. Archway to:

**Inner Lobby** with tiled flooring. Door to:

**Cloakroom** with close coupled wc, wash hand basin, radiator, built-in storage cupboard, light/shaver point, tiled flooring.

**Utility room** (accessed from lobby). With plumbing for washing machine, fitted work top unit, double glazed window and storage cupboard and boiler/linen cupboard. Door to kitchen.

**Living Room** 19' 4" x 12' 11" (5.89m x 3.93m) reducing to 10' 0" (3.05m) wide in part with Portugese stone fireplace with inset coal effect gas fire, radiator, double glazed window to front aspect, door to:

**Study** 10' 10" x 7' 0" (3.30m x 2.13m) with radiator and built-in wall safe. Opening to:



**Sun Room** 10' 3" x 8' 4" (3.12m x 2.54m) with glass sloping roof, radiator and double glazed patio doors to rear garden.

**Dining Room** 12' 9" x 10' 0" (3.88m x 3.05m) (accessed from hall). With laminate flooring, radiator and under stairs storage cupboard. Double opening glazed doors to:

**Kitchen/Breakfast Room** 16' 10" x 9' 9" (5.13m x 2.97m) comprehensively fitted with a modern range of floor and eye level wall cupboard units with laminated work surfaces, built-in dishwasher unit, five burner gas hob, double oven, stainless steel extractor hood, breakfast bar unit, tall storage cupboard unit, tiled flooring, radiator, double glazed window to rear aspect, double glazed stable doors to rear garden.

#### First Floor Landing

**Bedroom 1** 14' 2" x 9' 9" (4.31m x 2.97m) with double wardrobe/storage cupboard, radiator. Door to:

**En-suite Bathroom** with sunken bath, vanity wash stand with circular basin, low flush wc. Corner shower cubicle with mains mixer with rain headed attachment, ladder radiator and double glazed window.

**Bedroom 2** 11' 5" plus door recess x 11' 6" (3.48m x 3.50m) with two double wardrobe units, loft access, radiator, double glazed window to rear aspect.

**Bedroom 3** 12' 11" x 10' 0" (3.93m x 3.05m) with wall to wall fitted wardrobe with storage above, long dressing shelf unit, radiator, double





glazed window.

**Family Bathroom** corner bath with mixer shower, pedestal wash hand basin, close coupled wc, ladder radiator. Shower cubicle with mains mixer shower unit. Double glazed window.

**Inner Landing** Radiator and door to:

**Shower Room** close coupled wc, vanity wash hand basin. Shower cubicle with mains shower unit, radiator. Staircase to:

**Second Floor Landing** with Velux window with attractive views towards the Quantock Hills.

**Bedroom 4** 18' 5" x 13' 9" (5.61m x 4.19m) (max) with corner storage unit, three Velux windows and eaves storage space.

**Bedroom 5** 11' 0" x 10' 4" (3.35m x 3.15m) (max) with Velux window, radiator.

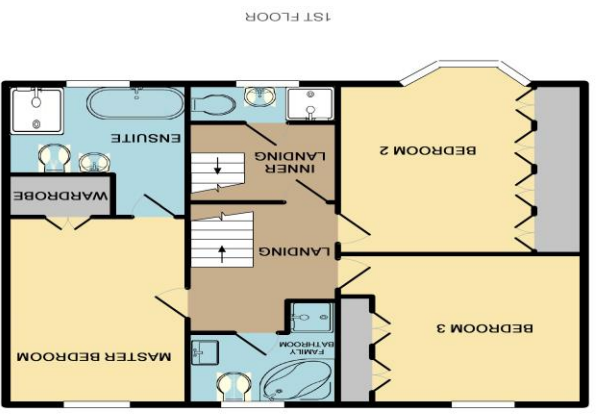
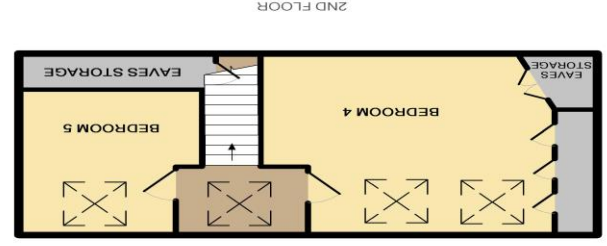
**Outside** To the front of the property there is a raised enclosed lawn with central pathway leading to front door. The rear garden is fully enclosed and comprises a brick pavier patio with retaining wall and steps, brick built barbeque. A central pathway divides two areas of lawn which are enclosed within fence borders, timber decking section is located to the end of the garden with timber store shed. A pavier driveway allowing parking for two vehicles is enclosed by wooden gates and a personal door to a SINGLE GARAGE with light and power.

**Directions** Proceed out of Taunton along East Reach turning right at the last set of traffic lights into Wordsworth Drive and turn immediately left onto Hamilton Road. Continue past Hamilton Park on the right where the property will be found just before the next set of traffic lights close to the bend leading into Bridgwater Road.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 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.  
 The Data Protection Act 1998  
 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.  
 Consumer Protection from Unfair Trading Regulations 2008  
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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. The 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**

163, Hamilton Road, TAUNTON, TA1 2EU  
 Date of assessment: 13 January 2010  
 Date of certificate: 15 January 2010  
 Reference number: 0277-2817-5198-9490-1041  
 Type of assessment: FGD/AVP - existing dwelling  
 Total floor area: 169 m<sup>2</sup>  
 Dwelling type: Semi-detached house

**Energy Efficiency Rating**  
 Current: 57  
 Potential: 68

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Current: 52  
 Potential: 63

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

Category	Current	Potential
Energy use	277 kWh/m <sup>2</sup> per year	210 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.8 tonnes per year	6.0 tonnes per year
Lighting	£167 per year	£87 per year
Heating	£1,086 per year	£565 per year
Hot water	£171 per year	£149 per year

**England & Wales**  
 The energy efficiency rating is a measure of the overall energy efficiency of a home. The higher the rating the more energy efficient the home is and the lower the carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment. Fuel bills are likely to be lower for more energy efficient homes.

**England & Wales**  
 The environmental impact rating is a measure of this home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment. Fuel bills are likely to be lower for more energy efficient homes.

Remember to look for the energy saving logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.