



14 Clarence Street, Taunton TA1 1XA

£169,950

GIBBINS RICHARDS 
Making home moves happen

STUNNING VICTORIAN HOME WITH FABULOUS CONTEMPORARY STYLING! Convenient situation in popular French Weir with town centre on the doorstep. Superb extended kitchen and luxury first floor bathroom. 2 double bedrooms. View over local park - a great house!

THE PROPERTY

This lovely bay fronted Victorian town house has been the subject of a comprehensive redesign combined with a generous size ground floor extension to provide a large kitchen. The uPVC double glazed and gas centrally heating accommodation features a comprehensively fitted kitchen and a stunning first floor bathroom whilst to the outside there is a walled courtyard garden with a large deck. The property is situated in a no through road in the heart of French Weir with the park and river across the road and the town centre within a short walking distance.

Double glazed front entrance door into:

Living Room 26' 9" x 14' 2" (8.15m x 4.31m) bay window, wood laminate flooring, stairs to first floor with cupboard under, tv point, wall uplighters. The dining area has a fireplace with a cast iron log burning stove which is available by separate negotiation. Opening to:

Kitchen 13' 0" x 11' 0" (3.96m x 3.35m) an excellent size extended kitchen with a comprehensive range of modern wall and floor storage cupboards incorporating drawers, rolled edge work surfaces and tiled splashbacks. Stainless steel gas hob with stainless steel splashback and extractor hood over, electric oven, plumbing for washing machine, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, wall mounted concealed gas fired combination boiler supplying central heating and hot water, ceramic tiled floor, uPVC double glazed French doors opening to rear garden.

First Floor Landing with access to roof space. Fitted cupboard.



Bedroom 1 14' 2" x 10' 6" (4.31m x 3.20m) window to front with views of the park and river.

Bedroom 2 13' 3" x 8' 8" (4.04m x 2.64m) window to rear.

Bathroom excellent size and fitted with a white contemporary style suite comprising a panelled bath with mixer tap, low level wc and pedestal wash hand basin with mixer tap, walk-in shower enclosure with Grohe thermostatically controlled shower, contemporary style radiator, recessed low voltage lighting, ceramic tiled floor and striking wall tiling.

Outside Small enclosed front garden. The rear garden comprises a large timber decked area with the remainder laid to slate chippings. The rear garden is enclosed by brick walls and includes a large timber garden shed. Outside double power point.

Directions From the centre of Taunton proceed along North Street passing Debenhams on your left hand side. Having passed over the bridge take the next turning left and then turn second right into Wood Street. Turn left into Cleveland Street and at the end turn left into Clarence Street.



Dwelling type: Mid-terrace house
Date of certificate: 19 March 2014
Reference number: 0362-2821-6074-9094-0261
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

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

Estimated energy costs of dwelling for 3 years: £ 2,061

Over 3 years you could save £ 525

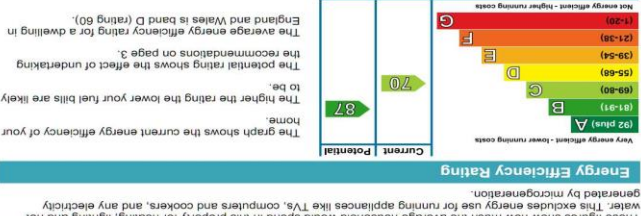
Estimated energy costs of this home

Current costs	Potential costs
Lighting	£ 156 over 3 years
Heating	£ 1,602 over 3 years
Hot Water	£ 303 over 3 years
Totals	£ 2,061



Potential future savings

Lighting	£ 156 over 3 years
Heating	£ 1,167 over 3 years
Hot Water	£ 213 over 3 years
Totals	£ 1,536

You could save £ 525 over 3 years



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 Internal or external wall insulation	£4,000 - £14,000	£ 366	
2 Floor insulation	£800 - £1,200	£ 66	
3 Solar water heating	£4,000 - £6,000	£ 93	

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/livebetter/energy or call 0300 123 1234 (excluding national rates). 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

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.

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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

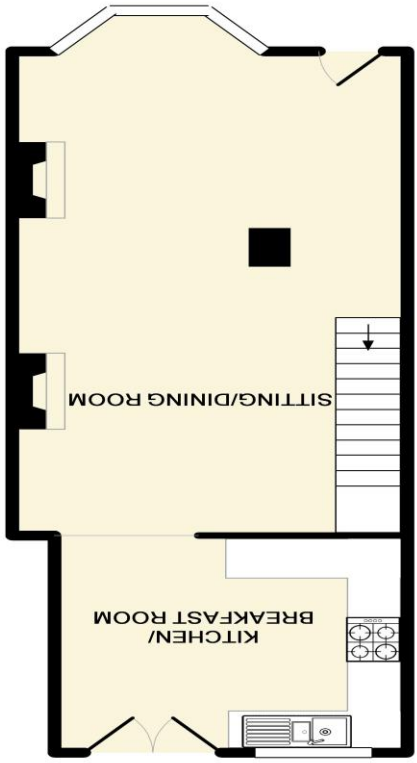
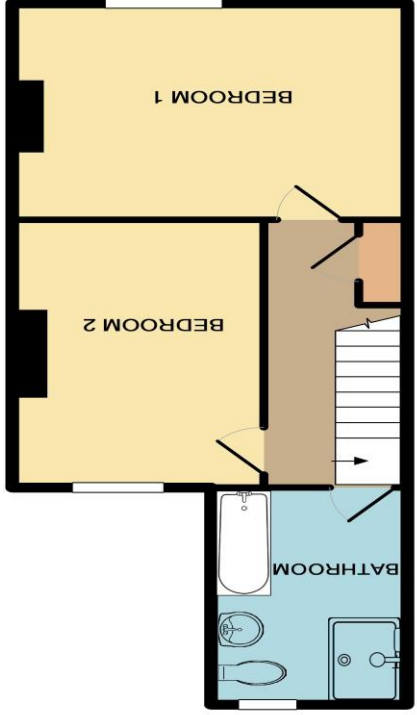
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1ST FLOOR
 APPROX. FLOOR AREA 411 SQ.FT. (38.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

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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GROUND FLOOR
 APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)