



15 The Oaks, Taunton TA1 2QX
£229,500

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Making home moves happen

Superbly maintained detached bungalow with lovely gardens, side driveway and garage. Presently used as two reception rooms and 2 double bedrooms, this property could just as easily be used as 3 bedrooms and one reception. Quality double glazing, alarm system. Low maintenance quality home in cul-de-sac location. Energy rating : D-68

THE PROPERTY

This is a beautifully maintained detached bungalow situated in a end of cul-de-sac location on a convenient site with beautifully maintained gardens. The property benefits from good quality uPVC double glazed windows which have a wood grain effect to the outside and white finish to the inside. The property also benefits from cavity wall insulation and additional insulation to the loft. It has a burglar alarm system which has been regularly serviced and gas central heating with the boiler having an annual service contract. The layout of accommodation offers flexibility as the present owners use the property as two double bedrooms with living room and separate dining room, although the property could equally be used as one reception room with three bedrooms if required. With side driveway and garage and offered with no onward chain, an early viewing is advised.

Open Plan Porch with carriage lamp and uPVC double glazed door to :

Hall with walk-in airing cupboard with factory lagged hot water tank and electric immersion heater and burglar alarm control. Trap door to roof space with fitted ladder and light. Covered ceiling.

Living Room 16' 9" x 10' 9" (5.10m x 3.27m) with box bay double glazed window to front, fitted living flame coal effect gas fire with dark wood fire surround, tv and telephone points, three wall light points, coving to ceiling.

Dining Room/Bedroom 3 10' 8" x 8' 4" plus door recess (3.25m x 2.54m) radiator, coving to ceiling and aluminium patio doors to rear garden.

Kitchen 10' 5" x 7' 8" (3.17m x 2.34m) with a range of Oak effect floor and wall cupboards providing six base units and five and a half matching wall units, integrated 'Franke' one and a half bowl single drainer sink unit with mixer tap, New World gas double oven with four ring gas



hob with glass levered lid. Recess and plumbing for automatic washing machine, space for fridge, radiator, telephone point and Ideal Icos wall mounted condensing boiler which provides central heating and hot water. uPVC double glazed rear aspect window, uPVC double glazed door to outside. Covered ceiling.

Bedroom 1 11' 7" x 10' 7" (3.53m x 3.22m) double glazed rear aspect window, radiator, coving to ceiling, wall light point, tv point, telephone point.

Bedroom 2 9' 5" x 8' 3" (2.87m x 2.51m) radiator, double glazed front aspect window, pedestal wash hand basin with tiled splashback.

Bathroom with suite comprising panelled bath with tiled surrounds, close coupled wc, pedestal wash hand basin, frosted double glazed window, radiator, coving to ceiling, deep tiled window sill.

Outside The front garden has ranch style dwarf fencing retaining a neat flower bed with the remainder of the garden being laid to lawn. A driveway to the side leads to the private driveway which offers off road parking for three small or two large vehicles and leads to the **GARAGE** 18' x 8'10" with up and over door with outside sensor light above, painted walls and painted/sealed floor, light and power, boarded loft space and uPVC double glazed door to garden. From the side of the driveway a pedestrian access gate leads to the rear garden which has a large paved patio abutting the property with a covered veranda above, there is an outside sensor light, an outside tap, a mature crab apple tree, a trained thornless blackberry bush and a soft fruit garden with gooseberry, blackcurrant and raspberry plants as well as rhubarb. The remainder of the garden is laid to lawn with a useful aluminium greenhouse.



Directions Proceed out of Taunton town centre and turn right by Sainsburys into Hurdle Way and then left into Alma Street. At the end of Alma Street turn right into Holway Road which proceeds into Upper Holway Road, turn right into Juniper Road and then left into Lime Crescent. Turn right into Sycamore Close which proceeds into The Oaks. This particular property will be identified in the left hand side of The Oaks at the end of cul-de-sac.

15, The Oaks, TAUNTON, TA1 2QX
 Dwelling Type: Detached bungalow
 Date of assessment: 17 March 2015
 Date of certificate: 17 March 2015
 Reference number: 0932-2843-7076-9295-3735
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 66 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: £ 1,899

Over 3 years you could save £ 462

Estimated energy costs of this home

Current costs	Potential costs
Lighting	£ 186 over 3 years
Heating	£ 1,074 over 3 years
Hot Water	£ 453 over 3 years
Totals	£ 1,899

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

Energy Efficiency Rating

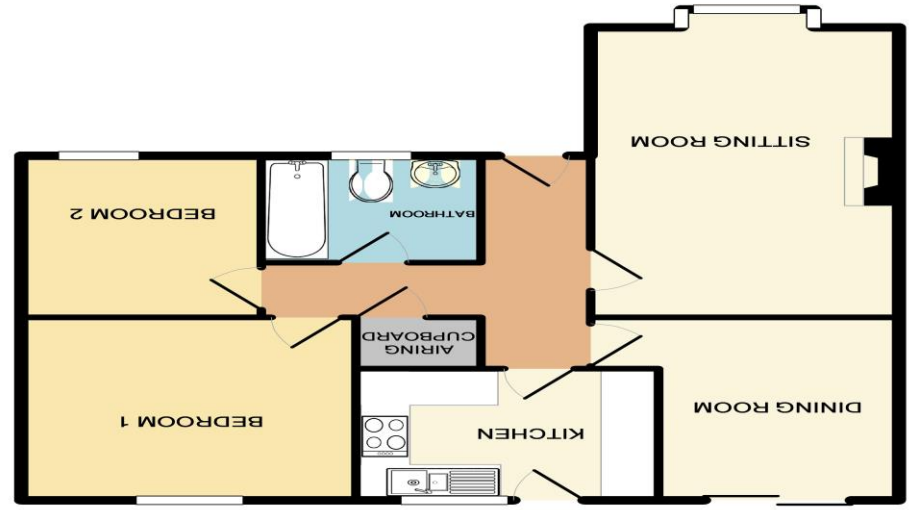
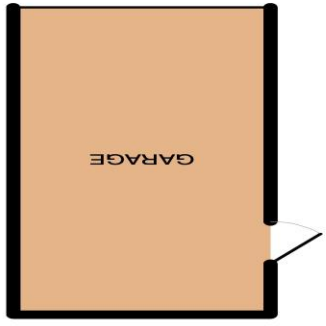
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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 Floor insulation (suspended floor)	£800 - £1,200	£ 222	Yes
2 Increase hot water cylinder insulation	£ 15 - £30	£ 57	Yes
3 Low energy lighting for all fixed outlets	£20	£ 45	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/energy 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.



TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 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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50 High Street, Taunton, Somerset TA1 3PRTell: 01823 332828
 Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk