



21 Clarence Street, Taunton, TA1 1XA  
Offers in Excess of £160,000

**GIBBINS RICHARDS**   
Making home moves happen



**INTERNAL VIEWING A MUST!** A superbly presented and extended Victorian home located close to the picturesque French Weir Park , River Tone and town centre. Hall lounge, dining room, re-fitted kitchen, study/bedroom, 2 first floor bedrooms and spacious bathroom. Enclosed rear garden. **NO CHAIN.** Energy rating : **D-55**

**THE PROPERTY**

This bay fronted Victorian end of terrace boasts well presented character accommodation that must be viewed internally to be fully appreciated. The property benefits from two/three reception rooms, re-fitted kitchen, two/three bedrooms and a lovely large re-fitted first floor bathroom. The property is located at the end of a no through road and backs onto the banks of the River Tone whilst French Weir park with delightful river side walks is close by. The town centre facilities are within walking distance whilst the property further benefits from being sited in a residents permit parking zone.

Double glazed uPVC entrance door to :

**Entrance Lobby** with mat section and glazed door to :

**Hall** with radiator and stairs to first floor.

**Dining Room** 13' 3" x 11' 4" (4.04m x 3.45m) with recess fireplace with wood burning stove, understairs cupboard, radiator, double glazed window to rear aspect, opening to :

**Living Room** 10' 9" x 10' 3" (3.27m x 3.12m) with the addition of a double glazed bay window to the front aspect, radiator, real flame gas fire with slate tiled hearth.

From dining room access to :

**Kitchen** 11' 4" x 7' 2" (3.45m x 2.18m) the kitchen has been re-fitted with an attractive range of cream coloured high gloss floor and wall cupboard units incorporating a Neff five ring halogen hob with stainless steel chimney style extractor hood, stainless steel fan assisted oven, plumbing for washing machine and dishwasher units, radiator, ceramic tiled flooring. Opening to :

**Lobby** with recess for American style fridge/freezer and double glazed door to outside. Access to :

**Bedroom 3 / Study** 7' 5" x 6' 8" (2.26m x 2.03m) with radiator, loft access and double glazed window.

**First Floor Landing** with radiator, storage cupboard and access to loft space.

**Bedroom 1** 12' 6" x 10' 8" (3.81m x 3.25m) with two recessed wardrobes with storage above, radiator and double glazed window.

**Bedroom 2** 13' 3" x 8' 10" (4.04m x 2.69m) with double glazed window and radiator.

**Bathroom** 11' 2" x 7' 4" (3.40m x 2.23m) with P-shaped bath with mains mixer shower with rain head attachment, pedestal wash hand basin, close coupled wc, boiler cupboard containing a Vallant combination gas fired boiler, radiator, laminate flooring and double glazed frosted window.

**Outside** The rear garden benefits from a south facing aspect with decking section, lawned area, wall and fenced borders and pedestrian gate leading onto the river pathway.

**Directions** From Taunton town centre proceed along North Street over the river bridge into Bridge Street, turn left at the traffic lights into Wood Street and turn shortly right into Wood Street again. Take the third turning on the left into Portland Street. At the end of the road turn left into Clarence Street and proceed toward the end of the cul-de-sac. The property will be the last property on the right hand side.



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. Made with Metropac 6020 10

**Energy Performance Certificate**



21, Clarence Street, TAUNTON, TA1 1XA

Dwelling type: End-terrace house Reference number: 8442-6321-7250-0929-4992  
 Date of assessment: 11 September 2012 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 12 September 2012 Total floor area: 88 m²

Use this document to:

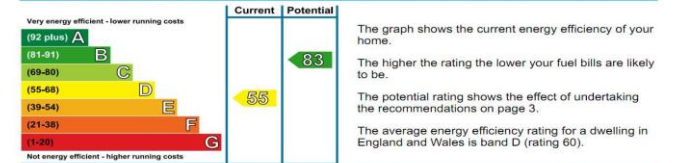
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,907</b>
<b>Over 3 years you could save</b>	<b>£ 1,179</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 144 over 3 years	
Heating	£ 2,445 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 252 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,907</b>	<b>£ 1,728</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**



**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	£ 825	✓
2 Floor Insulation	£800 - £1,200	£ 168	✓
3 Low energy lighting for all fixed outlets	£20	£ 54	✓

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.

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.

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 .

