



35 Silver Street, Taunton, , TA1 3DH
£116,950

GIBBINS RICHARDS 
Making home moves happen

A Victorian three bedroom terraced house conveniently located within a short walk of the town centre. Hall/stairs. Sitting room and Kitchen. Downstairs bathroom and upstairs cloakroom. Courtyard garden. This property would like to be updated a little now!

THE PROPERTY

This Victorian terraced house has gas centrally heating accommodation, which would now benefit from some updating, arranged over three floors together with a court yard rear garden. The property enjoys a very convenient location being within a short walk of the town centre.

front entrance door into

Entrance hall spacious entrance hall with stairs to first floor and radiator.

Sitting Room 15' 0" x 14' 10" (4.57m x 4.52m) with high ceilings and sash window to front, fireplace surround and radiator, door through to

Kitchen/Breakfast Room 13' 3" x 7' 5" (4.04m x 2.26m) fitted with wall and floor storage cupboards and with a single drainer stainless steel sink unit, plumbing for washing machine and a wall mounted gas fired boiler supplying central heating and hot water. Glazed door opening to rear garden

Bathroom white suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level wc, window and radiator.

First Floor Landing

Bedroom 1 15' 2" x 15' 0" (4.62m x 4.57m) very spacious room with high ceiling and radiator

Bedroom 2 11' 5" x 7' 5" (3.48m x 2.26m) radiator

Cloakroom low level wc and pedestal wash hand basin. Airing cupboard with lagged hot water tank.

Second Floor Landing

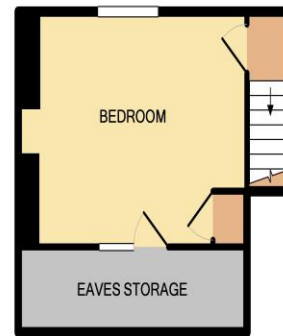
Bedroom 3 13' 9" x 10' 7" (4.19m x 3.22m) radiator, sloping ceilings

Outside small court yard rear garden enclosed by brick walls and timber fencing.

Directions from the centre of Taunton and on foot proceed along East Street. Having passed Marks and Spencer on your right hand side turn right into a modern shopping arcade which leads to Sainsburys. Walk through the Sainsburys car park and over the pelican crossing heading for the Taunton Antiques market. The property can then be found shortly on your left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.1 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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Energy Performance Certificate



35, Silver Street, TAUNTON, TA1 3DH

Dwelling type: Mid-terrace house

Date of assessment: 02 April 2015

Date of certificate: 03 April 2015

Reference number: 8907-0923-7429-6007-5453

Type of assessment: RdSAP, existing dwelling

Total floor area: 105 m²

Use this document to:

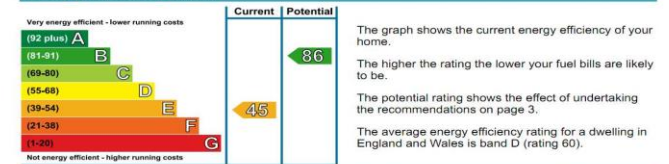
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,494
Over 3 years you could save	£ 2,733

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 189 over 3 years	
Heating	£ 3,663 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 594 over 3 years	£ 231 over 3 years	
Totals	£ 4,494	£ 1,761	You could save £ 2,733 over 3 years

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 Room-in-roof insulation	£1,500 - £2,700	£ 762	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 735	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 84	✓

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 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.



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