



27 Cranmer Road, Taunton, TA1 1YE
£179,995

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Making home moves happen

A well presented 1930's home with off road parking. Accommodation includes: Hall, lounge, large open plan kitchen/dining room, 3 bedrooms, modern bathroom, enclosed rear garden. Gas central heating and double glazing. EARLY VIEWING STRONGLY ADVISED. Energy rating : E-52

THE PROPERTY

This well presented 1930's built end of terrace property provides generous size and well maintained accommodation that includes an attractive open plan kitchen/dining room with French doors leading onto a generous size garden and off road parking. To the first floor there are 3 bedrooms (2 doubles) and modern bathroom suite with shower. The property is located in a convenient level position close to Priory Avenue, being opposite a local primary school. The Somerset County Cricket ground is within close proximity as well as the town centre itself which boasts a wide and comprehensive range of facilities.

Double glazed door to:

Entrance Hall with laminate flooring, radiator, two understairs storage cupboards

Living Room 13' 1" (to bay) x 12' 8" (3.98m x 3.86m) with double glazed square bay window, fireplace recess with gas point, radiator.

Kitchen/Dining Room 18' 7" x 11' 5" (5.66m x 3.48m) extending to 15' 3" (4.64m) and reducing to 4' 10" (1.47m) in part The kitchen area has been re-fitted with an attractive range of shaker style floor and wall cupboard units, laminated work surfaces incorporating a stainless steel oven and electric hob, ceramic single drainer sink unit with mixer tap, radiator, laminate flooring. Double glazed French doors from dining section to the rear garden.

First Floor Landing access to loft space which would be believed to be fully insulated and partially boarded.

Bedroom 1 12' 10" x 11' 9" (3.91m x 3.58m) double glazed square bay window, fireplace surround, radiator.


Bedroom 2 11' 5" x 10' 10" (3.48m x 3.30m) with two double fitted wardrobe units incorporating a Worcester combination gas fired central heating boiler. Double glazed window.

Bedroom 3 7' 6" x 6' 5" (2.28m x 1.95m) with double glazed window and radiator.

Bathroom 5' 10" x 5' 7" (1.78m x 1.70m) modern three piece suite with panelled bath with electric shower unit and screen, vanity wash hand basin, close coupled wc, ladder radiator, fully tiled walls and double glazed frosted window.

Outside Small enclosed front garden with side access leading through to the rear garden which measures 50ft x 25ft and faces westerly aspect. Paved and lawned with a large gravelled parking bay for at least two cars via timber double gates to rear access lane.

Directions From Taunton town centre proceed along North Street and turn right opposite Debenhams into St. James Street and follow the road across onto Priory Avenue. Continue past the County Cricket ground on the left and continue through the next set of traffic lights where Cranmer Road will be found on the right hand side and this particular property will be found halfway along on the right opposite the primary school and will be further identified by a For Sale board.



Energy Performance Certificate

27, Cranmer Road, TAUNTON, TA1 1YE

Dwelling type: Semi-detached house	Reference number: 0710-2851-7980-9827-1165
Date of assessment: 29 August 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 October 2013	Total floor area: 83 m ²

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:	£ 3,054
Over 3 years you could save	£ 1,113

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 144 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; border: 1px solid white;"> You could save £ 1,113 over 3 years </div>
Heating	£ 2,301 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 537 over 3 years	£ 234 over 3 years	
Totals	£ 3,054	£ 1,941	

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

	Current	Potential
	52	80

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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 Cavity wall insulation	£500 - £1,500	£ 132	✔
2 Floor Insulation	£800 - £1,200	£ 213	✔
3 Low energy lighting for all fixed outlets	£25	£ 57	✔

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.

