



**2 Haydon Road, Taunton, TA1 1SY**

**£175,000**

**GIBBINS RICHARDS**   
Making home moves happen

A two bedroomed Victorian terrace home conveniently located for the town centre. The accommodation consists of; entrance hall, sitting room, dining room, kitchen, store room, ground floor cloakroom, two first floor double bedrooms and a bathroom. Externally the property benefits from residents permit parking, enclosed rear garden and outbuilding. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The property is situated in a level position within easy walking distance of the town centre. The M5 motorway at junction 25 and the intercity railway station are both easily accessible. The accommodation is warmed by gas central heating.

VICTORIAN TERRACE HOME  
 TWO BEDROOMS  
 TWO RECEPTION ROOMS  
 ENCLOSED REAR GARDEN  
 CONVENIENTLY LOCATED FOR THE TOWN CENTRE  
 GAS CENTRAL HEATING  
 RESIDENTS PERMIT PARKING  
 NO ONWARD CHAIN

Entrance Hall	Stairs to first floor.
Sitting Room	10' 4" x 10' 0" (3.15m x 3.05m)
Dining Room	10' 7" x 12' 4" (3.22m x 3.76m)
Kitchen	10' 0" x 7' 10" (3.05m x 2.39m)
Store Room	8' 5" x 6' 8" (2.57m x 2.02m)
Cloakroom	
First Floor Landing	
Bedroom 1	14' 7" x 11' 8" (4.44m x 3.55m) maximum.
Bedroom 2	11' 9" x 9' 2" (3.58m x 2.79m)
Bathroom	8' 0" x 7' 3" (2.44m x 2.21m)
Outside	Enclosed rear garden. Residents permit parking.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling and any other items are approximate and not necessarily to scale and are intended as a guide only. The plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The accuracy of the description cannot be held responsible for any errors or omissions. Make and measure (02022)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
 We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
 Once an offer is accepted by our client, an Administration Fee of £30 + VAT (€36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.