

39 Albemarle Road, Taunton, TA1 1BB £129,950



Available with no ongoing chain is this realistically priced Victorian terrace offering 2 receptions, 3 bedrooms, enclosed south facing rear garden. Gas central heating. Permit parking

#### THE PROPERTY

This bay fronted Victorian terrace benefits from no onward chain and provides good size accommodation to include two reception rooms, kitchen, utility, downstairs bathroom together with 3 generous size bedrooms to the first floor. The accommodation is warmed by gas central heating and double glazing and all in all has been priced to attract early interest. The property is situated in a convenient level location of the town centre and main line railway station and falls in a residents parking

Entrance door to:

Long Entrance hall with radiator, stairs to first floor. Door to:

Dining Room 12'  $\times$  11' 6" (3.66m  $\times$  3.51m) with large under stairs storage cupboard, laminate flooring, radiator, double doors opening to:

**Lounge** 10' 6"  $\times$  10' 6"  $\times$  10' 6" (3.2m  $\times$  3.2m) with the addition of a double glazed bay window, feature cast iron fireplace, radiator, laminate flooring, access from dining room to:

Kitchen 9' 6" x 6' 5" (2.9m x 1.96m) with fitted floor and wall cupboard units, cooker recess, tiled flooring, double glazed windodw, door to:

**Lean-to Utility** 9' 2" x 6' 11" (2.79m x 2.11m) with plumbing for washing machine, fitted floor and wall cupboard units and door to rear garden. From kitchen access to:

Bathroom comprising panelled bath with Mira Zest electric shower unit over and screen, pedestal wash hand basin, low level wc. Radiator. Worcester combination gas fired boiler providing domestic hot water and central heating, two double glazed frosted windows.

First Floor Landing with access to loft space.

Bedroom 1 14' 1" x 11' 8" (4.29m x 3.56m) with laminate flooring, radiator, double glazed window to front aspect.

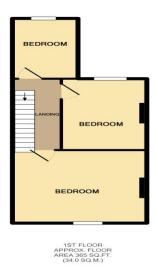
Bedroom 2 11' 5" x 8' 11" (3.48m x 2.72m) with laminate flooring, radiator, double glazed window to rear aspect.

Bedroom 3 9'  $6'' \times 6' 7''$  (2.9m x 2.01m) with radiator, double glazed window to rear aspect.

Outside Enclosed rear garden with predominently faces south and comprises a paved patio with part wood mulch borders. The garden is screened by surrounding fence work and boundary walling.

Directions Proceed through the town centre along North Street and over the river bridge into Bridge Street. Bear right at the traffic lights onto Station Road. Continue past the swimming pool turning left into Albemarle Road where the property will be situated half way along on the left hand side clearly identified by a 'For Sale' board.





GROUND FLOOR APPROX. FLOOR AREA 453 SQ.FT.

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measuremer of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error of doors, windows, and any other terms are approximate and no responsibility is taken for any error of doors, with a statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual results are to their operations of the following the procession of the processing of the processing of the processing of the following the following the processing of the following th

# **Energy Performance Certificate**

Estimated energy costs of dwelling for 3 years:



£ 2.730

#### 39, Albemarle Road, TAUNTON, TA1 1BB

Dwelling type:	Mid-terrace house	Reference number:	8004-7680-0429-7527-2973	
Date of assessment:	28 January 2013	Type of assessment:	RdSAP, existing dwelling	
Date of certificate:	29 January 2013	Total floor area:	80 m²	

#### Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

•	Find	out how	you ca	n save	energy	and	money	by	installing	improvement	measures	
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Over 3 years you could save			£ 1,128				
Estimated energy cos	sts of this home						
	Current costs	Potential costs	Potential future savings				
Lighting	£ 219 over 3 years	£ 138 over 3 years					
Heating	£ 2,208 over 3 years	£ 1,263 over 3 years	You could				
Hot Water	£ 303 over 3 years	£ 201 over 3 years	save £ 1,128				
Totals	£ 2,730	£ 1,602	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.



The graph shows the current energy efficiency of you 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 r	Typical savings over 3 years			
1 Internal or external wall insulation	£4,000 - £14,000	£ 609	0	
2 Floor insulation	£800 - £1,200	£ 123	0	
3 Low energy lighting for all fixed outlets	£30	£ 69		

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 t make your home warmer and cheaper to run at no up-front cost.

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### 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.

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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.

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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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