



**17 Eastwick Road**

Taunton, Somerset, TA2 7HU

**James  
Gray**

ESTATE AGENTS



A 1930's semi-detached house, offering spacious accommodation with 3 double bedrooms, long rear garden of about 85' and ample driveway parking, conveniently situated on the Northern side of Taunton close to good local amenities



### Key features

- Entrance porch and large entrance hall
- Cloakroom/utility area
- Sitting room with bay window
- Dining room
- Well fitted kitchen
- Conservatory with lovely outlook over the rear garden
- 3 double bedrooms
- Shower room and separate WC
- Well stocked rear garden of about 85'
- Single garage and ample driveway parking

### Services

All mains services connected. Gas central heating

### EPC rating

Band D (63)

### Council tax

Band C





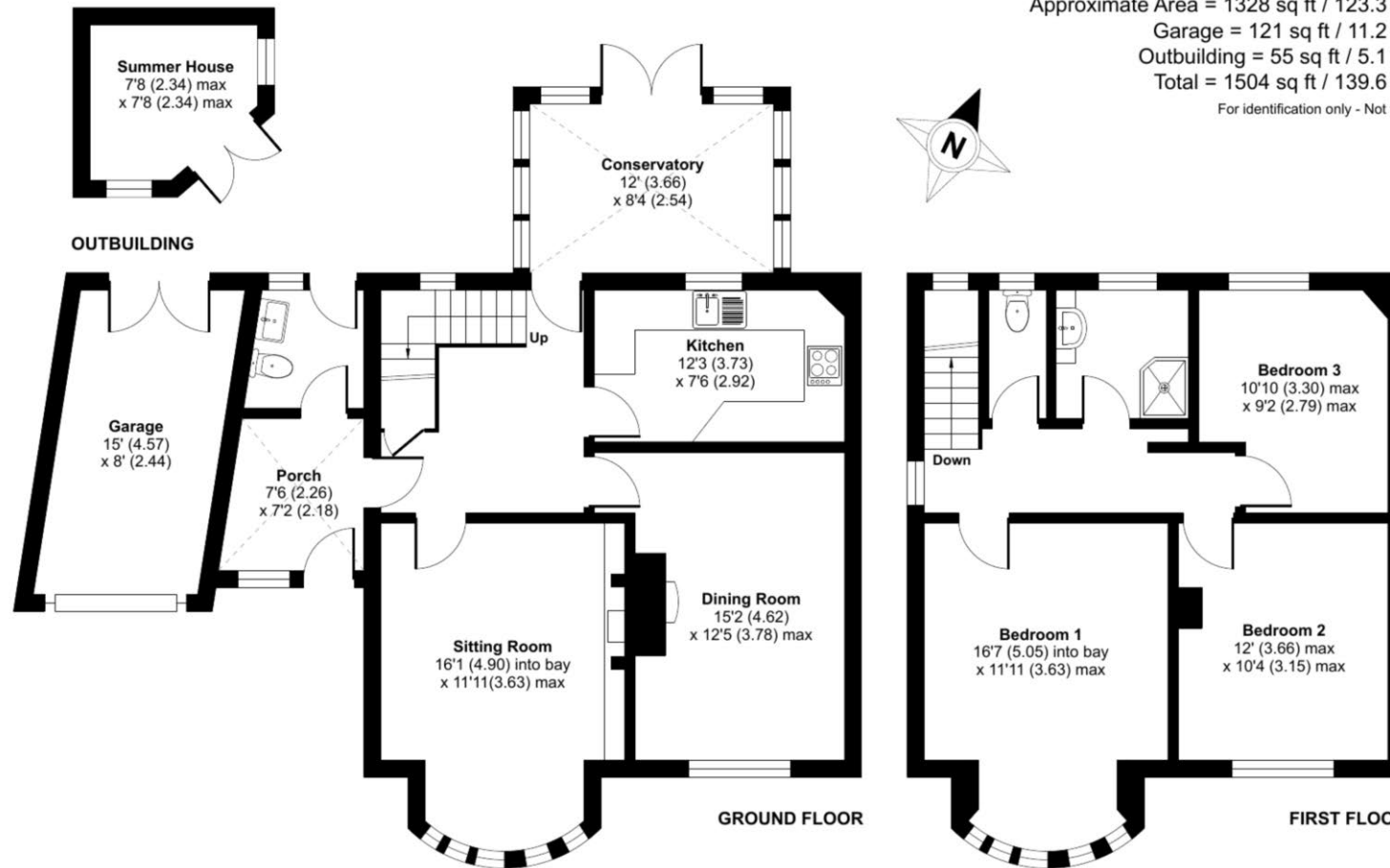




# Eastwick Road, Taunton, TA2

Approximate Area = 1328 sq ft / 123.3 sq m  
Garage = 121 sq ft / 11.2 sq m  
Outbuilding = 55 sq ft / 5.1 sq m  
Total = 1504 sq ft / 139.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1096006

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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