

The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification of the agent's statement in writing from their solicitor.

8. Financial Evaluation: At the time that an offer has been made and passed this information to the seller. Such information will include what the prospective buyer needs to sell a property, requires a mortgage, availability of his funds for buying the property and pass this information to the seller. Such information will include what the prospective buyer needs to find out from the source and prospective buyer must inform the seller of the funds available.

9. Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

10. Code of Practice for Residential Letting Agents: Effective from 1 August 2011.

11. Code of Practice for Residential Property Managers: Effective from 1 August 2011.

12. Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

13. Code of Practice for Residential Letting Agents: Effective from 1 August 2011.

14. Code of Practice for Residential Property Managers: Effective from 1 August 2011.

15. Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

16. Code of Practice for Residential Letting Agents: Effective from 1 August 2011.

17. Code of Practice for Residential Property Managers: Effective from 1 August 2011.

### Agents Note: Photos from July 2025

Flood Risk: Rivers & Sea - Very Low. Surface Water - Low

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband Availability: Ultrafast up to 1800 Mbps download & 1000 Mbps upload

Council Tax Band: B

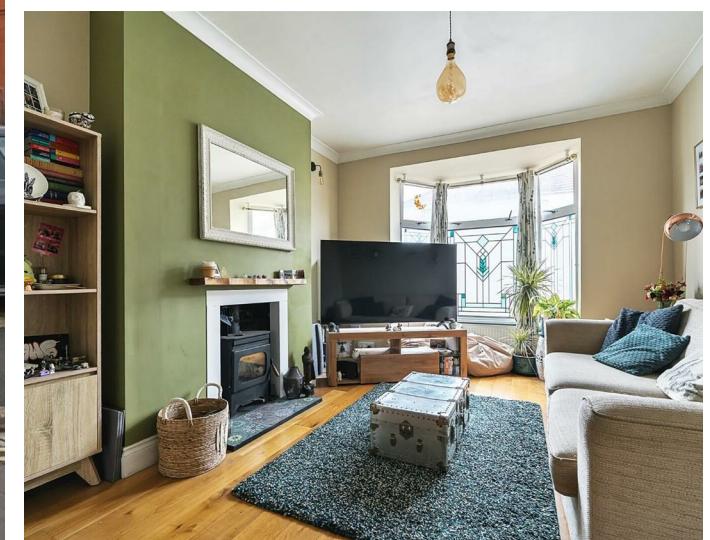
Property Location: W3W.co/dice/runs.sorry

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY

Services: All mains services, mains gas, mains electricity, mains water, mains drainage.

Tenure: Freehold

### GENERAL REMARKS AND STIPULATIONS:



17 Eastbourne Terrace, TA1 1SX

£235,000 Freehold

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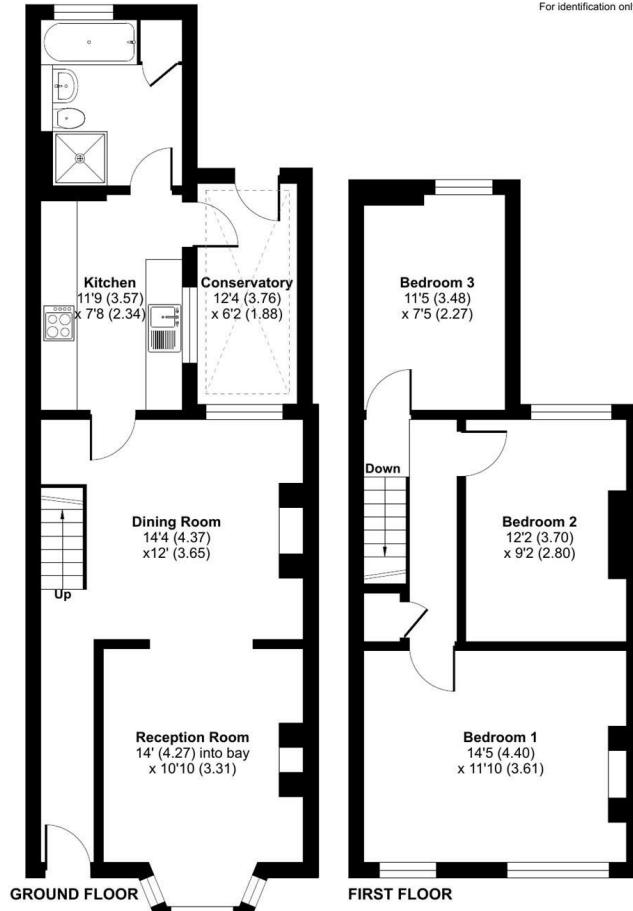
**Wilkie May  
& Tuckwood**

## Floor Plan

## **Eastbourne Terrace, Taunton, TA1**

Approximate Area = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2) © nchecom 2025. Produced for JREAA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1296258

WM&T

## Description

- Victorian Terraced Home
- Close To The Town Centre
- Three Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Low Maintenance Garden

This three bedroom Victorian mid terrace home is situated conveniently within easy reach of Taunton town centre and offers spacious accommodation arranged over two floors served by uPVC double glazing and mains gas fired central heating.

The property is offered in good decorative order with the benefit of a modern fitted kitchen along with a refitted family bathroom (within the last few years).



Internally, a front door leads into entrance hall with staircase rising to the first floor. There is a generous size living room with bay window to front and wood burning stove. A separate dining room leads through to a modern fitted galley kitchen comprising a range of matching wall and base units, roll edge work surfaces and tiled splashbacks with integrated double oven and microwave, electric hob, integrated dishwasher and integrated fridge.

From the kitchen, a doorway leads through to a completely refitted modern bathroom suite comprises of wc and wash hand basin set in a modern vanity unit, bath with tiled surround

and a separate walk-in shower with shower over. A useful side lean-to/utility completes the ground floor accommodation. To the first floor are three good size bedrooms. Externally, to the rear is a fully enclosed courtyard garden that has been hard landscaped for ease of maintenance.

## Main Level Floor Plan