

## **FOR SALE**

**Guide Price £450,000**

**Parkfield Drive,**

**Taunton**



**A substantial detached family home in a much sought-after location presented in good decorative order throughout, offering sitting room, dining room/4<sup>th</sup> bedroom, a lovely kitchen, utility/study, cloakroom, conservatory, 3 bedrooms, family bathroom, double glazing, gas central heating, parking and a fully enclosed garden.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

Double glazed front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light, doors to:-

### Cloakroom

With a double glazed window to the front aspect, wash hand basin with tiled splash back, close coupled WC, ceiling light.

### Sitting Room

c.14'4 x 11'10 (4.27m x 3.38m)

With double glazed windows and doors obtaining borrowed light from the conservatory, gas real flame fire with decorative surround, radiator, television point, picture rail and ceiling light.

### Dining Room/Bedroom 4

c.13'9 x 10'11 (3.98m x 3.08m)

With a double glazed bay window to the front aspect, radiator, display fireplace with decorative surround, picture rail, ceiling light.

### Kitchen

c.15' x 8'7 (4.57m x 2.45m)

With a double glazed window and door obtaining borrowed light from the conservatory, 2 further double glazed windows to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a double bowl sink unit with mixer tap, space and plumbing for a dishwasher, space and point for a gas range cooker with extractor cooker hood over, tiling to splash prone areas, 8 spotlights, door to:-

### Utility/Study

c.14'2 x 8'4 (4.27m x 2.45m)

With a double glazed door to the side aspect and double glazed window to the front aspect, radiator, wall mounted gas boiler for the hot water and central heating, space and plumbing for a washing machine.

### Conservatory

c.28'2 x 8' (8.45m x 2.43m)

With double glazed windows to the side and rear aspects, double glazed door to the rear garden, laminate floor, 2 radiators, and 3 wall lights.





## FIRST FLOOR

### Landing

With a double glazed window to the front elevation, airing cupboard housing hot water cylinder and shelving, ceiling light, doors to:-

### Bedroom 1

c.14'9 x 10'7 (4.29m x 3.06m)

With a double glazed bay window to the front elevation, radiator, ceiling light.

### Bedroom 2

c.12'5 x 11' (3.67m x 3.35m)

With a double glazed window to the rear elevation, radiator, 3 spotlights.

### Bedroom 3

c.18'6 x 8'3 (5.50m x 2.44m)

With a double glazed window to the rear elevation, radiator, ceiling light.

### Separate WC

With a double glazed window to the side elevation, close coupled WC and ceiling light.

### Family Bathroom

With a double glazed window to the front elevation, a suite comprising a bath with electric shower over, vanity wash hand basin with storage drawers under, bidet, tiling to splash prone areas, access to the loft space, ceiling light and 3 spotlights, heated towel rail and radiator.

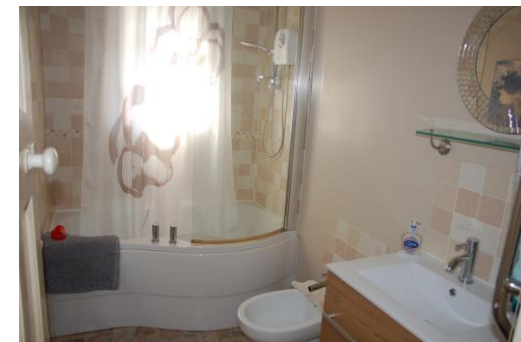
## OUTSIDE

To the front of the property there is a driveway providing parking with a gravel seating area, the rear garden is fully enclosed with a patio and generously proportioned lawn with flowerbeds housing a variety of mature trees and shrubs, outside water supply and side access gate.

Council Tax band: - E

Primary School Catchment: - Parkfield School

Secondary School Catchment: - Castle School



## Directions

From Taunton head out on Wellington Road and turn left towards the Hospital on Parkfield Road, take the first right and immediate left into Parkfield Drive and the property will be found on the right hand side.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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