

## FOR SALE

Guide Price £285,000

Summerleaze Crescent,  
Taunton



**A detached substantial family home offering 4 bedrooms 1 being en-suite, sitting room, dining room, conservatory, kitchen, cloakroom, study, family bathroom, shower room, double glazing, gas central heating, garage, fully enclosed garden, presented in good decorative order throughout and situated in a quiet cul-de-sac position in a much sought-after location.**

**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

Front door opening to:-

### Entrance Hall

With Oakwood floor, stairs to first-floor accommodation with under stairs storage cupboard, radiator, ceiling light, door to:-

### Cloakroom

With a double glazed window to the front aspect, pedestal wash hand basin, close coupled WC, all walls being fully tiled, heated towel rail, ceiling light.

### Sitting Room

c.17'3 x 10'5 (5.19m x 3.06m)

With a double glazed window to the front aspect, laminate floor, gas real flame fire with decorative surround, radiator, television point, ceiling light.

### Dining Room

c.9'11 x 8'4 (2.77m x 2.45m)

With double glazed patio doors obtaining borrowed light from the conservatory, laminate floor, radiator, ceiling light.

### Conservatory

c.9'9 x 8'6 (2.77m x 2.45m)

With double glazed windows to both sides and rear aspect, double glazed door to the rear garden, laminate floor.

### Kitchen

c.13'1 x 8'6 max (3.96m x 2.45m)

With a double glazed window to the rear aspect, double glazed door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and point for a range cooker with extractor cooker hood over, built-in dishwasher, washing machine and fridge freezer, tiling to splash prone areas, Oakwood floor, 7 spotlights.



## FIRST FLOOR

### First-Floor Landing

With stairs to the second floor accommodation, airing cupboard housing hot water cylinder and shelving, ceiling light, doors to:-

### Bedroom 1

c.11'5 max x 10'6 (3.36m x 3.06m)

With a double glazed window to the front elevation, radiator, built-in wardrobe, ceiling light, door to:-



### En-Suite Shower Room

With a double glazed window to the side elevation, all walls benefiting from being fully tiled, fully tiled shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, wall light, feature tiled floor, extractor fan, 2 spotlights.

### Bedroom 2

c.11'2 x 9' (3.35m x 2.74m)

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

### Study,

c.7'9 x 7'7 (2.16m x 2.15m)

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

### Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, feature tiled floor, all walls benefiting from being fully tiled, extractor fan, 3 spotlights.



## SECOND FLOOR

With a double glazed window to the side elevation, ceiling light, doors to:-

### Bedroom 4

c.10'8 x 10'6 (3.07m x 3.06m) sloping ceilings

With 2 Velux windows to front and rear elevations, built-in wardrobe, radiator, and ceiling light.

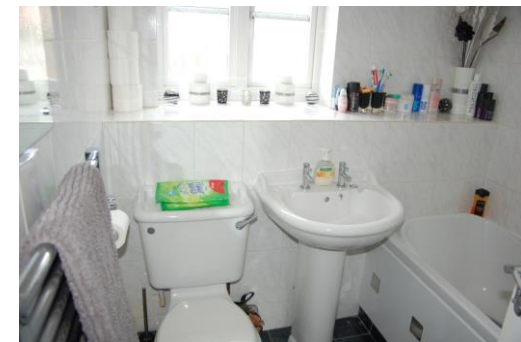
### Bedroom 5

c.12' max x 10'9 (3.65m x 3.07m) sloping ceilings

With double glazed Velux windows to rear and front elevations, radiator, built-in wardrobe, and ceiling light.

### Shower Room

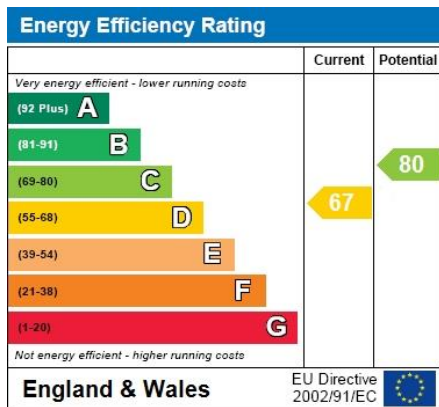
With a double glazed Velux window to the front elevation, fully tiled shower cubicle, wash hand basin, close coupled WC, all walls being fully tiled, feature tiled floor, heated towel rail, wall light, extractor fan.



## OUTSIDE

To the front of the property there is a driveway providing parking and giving access to a single garage, with open over door, power and lighting, the rear garden is fully enclosed and offers 2 patios with lawn, outside water-supply and electrical power points.





## Directions

Head out of Taunton on Priorswood Road, at the roundabout go straight over, at the next roundabout turn left and left again into Summerleaze Crescent.

### 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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