

## FOR SALE

Guide Price £235,000

Proirswood Road,  
Taunton



**A lovely very well presented semi-detached family home, offering 3 bedrooms, sitting room, dining room, conservatory, kitchen, cloakroom, family bathroom, double glazing, gas central heating, fully enclosed garden and a garage, the property is situated in a 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

Double glazed front door opening to:-

### Entrance Hall

With a double glazed feature round window to the side aspect, stairs to the first floor accommodation with under stairs storage cupboards, radiator, ceiling light, doors to:-

### Sitting Room

c.12'7" x 11'7" (3.65m x 3.37m)

With a double glazed bay window to the front aspect, gas real flame fire with marble surround and hearth, radiator, television point, ceiling light, sliding doors to:-

### Dining Room

c.11'4" x 10'8" (3.36m x 3.07m)

With double glazed windows and door obtaining borrowed light from the conservatory, decorative fireplace, radiator, display shelving and storage cupboard, ceiling light.

### Kitchen

c.10'7" x 6'8" (3.06m x 1.85m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit, wall mounted gas boiler for the hot water and central heating, space and plumbing for a dishwasher, space and point for an electric cooker, tiling to splash prone areas, radiator, ceiling light, door to:-

### Rear Lobby

With a double glazed door to the side aspect, feature tiled floor, door to utility area with a double glazed window to the rear aspect, space and plumbing for a washing machine, feature tiled floor, radiator, wall mounted storage cupboard and wall light.

### Cloakroom

With a double glazed window to the rear aspect, low-level WC, feature tiled floor, wall light.

### Conservatory

c.11'3" x 8' (3.36m x 2.43m)

With double glazed windows to both sides and rear aspect, double glazed door to the rear garden, radiator and wall light.





# FIRST FLOOR

## Landing

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

## Bedroom 1

c.11'9 max x 11'0 (3.38m x 3.38m)

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



## Bedroom 2

c.11'5 x 9'6 max (3.36m x 2.76m)

With a double glazed window to the rear elevation, built-in wardrobes, radiator, ceiling light.



## Bedroom 3

c.10'1 x 6'9 (3.05m x 1.85m)

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



## Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with mixer taps and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, display shelving and ceiling light.



# OUTSIDE

To the front of the property there is a gravel garden with pathway to the front door, the rear garden is fully enclosed with a patio and generously proportioned lawn, with flowerbeds housing a variety of mature shrubs and flowers, side access gate, rear access gate and a garage with electric roller door, power and lighting, with personal door to the garden.



Council Tax Band :- C

Primary School Catchment :- Priorswood Primary School

Secondary School Catchment :- The Academy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From M5 Junction 25 proceed into Taunton on the A358. Proceed straight across the first roundabout into Taunton, at the next roundabout take the last turning right over the Obridge Viaduct and take the first left at the next roundabout into Priorswood Road.

### 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

