

FOR SALE

Guide Price £425,000

Hamilton Road,

Taunton



A substantial beautifully extended family home situated in a much sought-after location, boasting 3 bedrooms 1 en-suite, sitting room, conservatory, kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, ample parking, garage, a lovely laid fully enclosed garden and a rooftop patio.

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

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

Ground Floor

Accommodation

Front door opening to:-

Entrance Lobby

With a feature tiled floor, ceiling light and glazed door to:-

Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, further built-in storage cupboard, ceiling light, doors to:-

Sitting Room

c.24'9 x 11'5 plus bay (7.34m x 3.36m)

With a double glazed bay window to the rear aspect and double glazed patio doors obtaining borrowed light from the conservatory, a Minster stone fireplace, 2 radiators, 2 television points, coving to the ceiling and 2 ceiling lights.

Conservatory

c.10'4 x 6'10 (3.06m x 1.85m)

With a double glazed door to the rear garden and double glazed windows to both side aspects, 2 wall lights.

Kitchen/Dining Room

c.19'7 x 18'8 (5.81 x 5.51m)

With double glazed windows to both sides and front aspects, a large range of built-in storage cupboards and drawers, both floor and wall mounted, extensive working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, 3 radiators, tiling to splash prone areas, built-in electric double oven and 6 ring gas hob with extractor cooker hood over, built-in pantry cupboard, television point, door to:-

Side Lobby

With a door to the side aspect, walk-in storage cupboard with space for a tumble dryer and wall mounted gas boiler for the hot water and central heating.

Cloakroom

With a low-level WC and wall light.



FIRST FLOOR

Landing

With a triple glazed window to the front elevation, picture rail, radiator, 2 ceiling lights, doors to:-



Bedroom 1

c.14'7 x 10'4 (4.28m x 3.06m)

With a double glazed window to the front elevation, radiator, built-in wardrobe, storage cupboard and dressing table, 2 ceiling lights, television point, and door to: _



En-Suite Shower Room

With a double glazed windows to the side elevation, a fully tiled shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, tiling to splash prone areas, extractor fan and 4 spot light fittings.



Bedroom 2

c.16'2 max x 12'2 (4.88m x 3.66m)

With a double glazed bay window to the rear elevation enjoying far reaching views, 2 radiators, picture rail and 2 ceiling lights.

Bedroom 3

c.12'1 x 11'6 (3.66m x 3.37m)

With a double glazed window to the rear elevation enjoying far reaching views, radiator, picture rail, ceiling light, 2 ceiling lights and a double glazed door to a tiled roof terrace/balcony enjoying far reaching views and views over the beautifully landscaped garden.



Family Bathroom

With a double glazed window to the side elevation, a suite comprising a corner bath, low-level WC, vanity wash hand basin with storage cupboard under, fully tiled shower cubicle, all walls benefiting from being fully tiled, built-in storage cupboard housing the solar powered hot water cylinder.

Outside

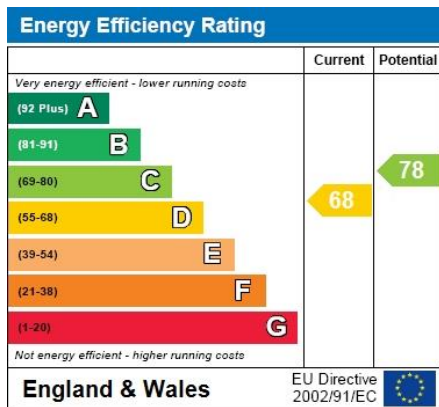
To the front of the property there is a driveway providing ample parking and giving access to a single garage, with up and over door, power and lighting, the rear garden is fully enclosed and beautifully landscaped, offering a split-level patio with pergola and mature grapevine, the patio extends to a central path with lawns either side and flowerbeds housing a variety of mature trees, shrubs and flowers, including 4 apple trees, 2 pear trees, 1 cherry tree, 1 plumtree and loganberries, outside power, water-supply, side access gate and there is a greenhouse.



Council Tax Band: - E

Primary School; - Minerva

Secondary School Catchment: - Heathfield School



Directions

Head out of Taunton down East Reach, at the lights turn right then left at the next lights into Hamilton Road, the property will be found nearing the end of this road 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.

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.

