

FOR SALE

Guide Price £265,000

Portland Street,



A Victorian family home presented in very good decorative order throughout, situated within easy reach of the town centre and the train station alike, boasting 3 bedrooms, sitting room, dining room, kitchen, family bathroom, double glazing, gas central heating 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

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 laminate floor, radiator, stairs to the first floor accommodation, part glazed door to the rear garden, ceiling light, doors to:-

Sitting Room

c.15'4 x 13'3 (4.67m x 4.03m)

With a double glazed window to the front aspect, a decorative fireplace, 2 radiators, ceiling light.

Dining Room

c.12'9 x 12'7 (3.88m x 3.83m)

With a double glazed window to the rear aspect, a decorative fireplace, radiator, ceiling light, door to:-

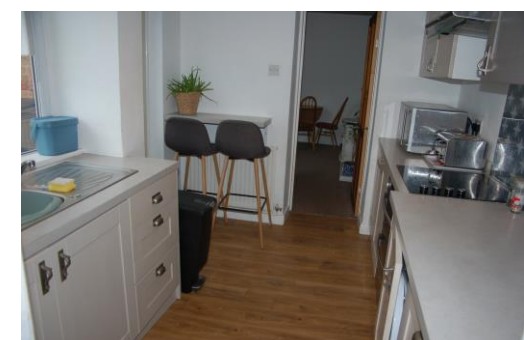
Kitchen

c.9'6 x 7'9 (2.89m x 2.36m)

With a double glazed door and 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 with mixer tap, built-in electric oven and 4 ring hob with extractor cooker hood over, breakfast bar, radiator, built-in dishwasher and washing machine, wall mounted gas boiler for the hot water and central heating, a shelved larder cupboard and a further cupboard suitable for housing a fridge freezer, 2 ceiling lights, door to:-

Family Bathroom

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



FIRST FLOOR

Landing

With a double glazed window to the rear elevation, access to the loft space, built-in storage cupboard, ceiling light, doors to:-

Bedroom 1

c.12'9 x 12'6 (3.88m x 3.81m)

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

Bedroom 2

c.14'6 x 9'11 (4.41m x 3.02m)

With a double glazed window to the front elevation, a feature Victorian fireplace, radiator, ceiling light.

Bedroom 3

c.10'10 x 8'10 (3.30m x 2.69m)

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



OUTSIDE

The rear garden is fully enclosed and offers a patio which gives access to a lawn, with a flower bed border housing a variety of mature shrubs.

Council Tax Band: - B

Primary School Catchment: - North Town

Secondary School Catchment: - The Academy



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Directions

Head up Wood Street from TRG Lawrence & Son, turn right and the next left is Portland Street.

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.

