

## **FOR SALE**

**Guide Price £185,000**

**Wellington Road,**



**A lovely top floor apartment available with no onward chain, presented in good decorative order throughout, boasting 2/3 bedrooms, sitting room, kitchen, family bathroom, double glazing, garden and parking, the property enjoys far reaching views and is in within easy access to the hospital and Taunton town.**

**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 Lobby

With stairs rising to the:-

### Entrance Hall

With a skylight window, night storage heater, storage cupboard, access to the loft space, airing cupboard housing hot water cylinder and shelving, ceiling light, doors to:-

### Sitting Room

c.17'10 x 14'8 (5.43m x 4.47m)

With a double glazed window to the front elevation enjoying far reaching views, decorative fire surround and hearth, television point, picture rail, 2 wall lights.

### Kitchen

c.14'11 x 5'5 (4.54m x 1.65m)

With a double glazed window to the rear elevation also enjoying far reaching views, 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 gas hob with extractor cooker hood over, space and plumbing for a washing machine, tiling to splash prone areas, feature tiled floor, ceiling light.



### Bedroom 1

c.14'10 x 14'9 (4.52m x 4.49m)

With a double glazed window enjoying far reaching views to the rear elevation, a feature Victorian fireplace, picture rail, ceiling light.



### Bedroom 2/Dining Room

c.14'5 x 10'5 (4.39m x 3.77m)

With a double glazed window to the front elevation again enjoying far reaching views, electric wall mounted panel heater, a feature Victorian fireplace, built-in storage cupboard, picture rail and ceiling light.



### Bedroom 3

c.10'7 x 9'11 (3.22m x 3.02m)

With a double glazed window to the side elevation, a shelved storage alcove, ceiling light.



### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, fully tiled shower cubicle, tiling to splash prone areas, 2 ceiling lights.

## OUTSIDE

There is a rear garden offering a lawn, with flower bed borders housing a large variety of mature shrubs and flowers, there is a shared pathway giving access to a allocated parking space belonging to the property.



Council Tax Band: - B

Primary School Catchment: - Parkfield School

Secondary School Catchment: - Castle School



## Directions

Head out of Taunton on Wellington Road 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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