

**FOR SALE**

**Guide Price £165,000**

**Inkerman Court,**



**A 2 bedroom end terrace family home, offering sitting room, kitchen, cloakroom, family bathroom, double glazing, gas central heating and a courtyard garden, the property is an unfinished project and needs completing.**

**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 stairs to the first floor accommodation, radiator, ceiling light, doors to:-

### Cloakroom

With a double glazed window to the front aspect, a wash hand basin, close coupled WC, radiator, ceiling light.

### Sitting Room

c.17'2 max x 9'8 (5.23m x 2.94m)

With a double glazed window and patio doors to the rear courtyard, radiator, under stairs storage cupboard, television point, ceiling light.

### Kitchen

c.7'5 x 6'7 (2.26m x 2.08m)

With a double glazed window to the front 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, tiling to splash prone areas, space and plumbing for a washing machine, wall mounted gas boiler for the hot water and central heating, radiator and ceiling light.



## FIRST FLOOR

### Landing

With access to the loft space, ceiling light, doors to:-

### Bedroom 1

c.17'1 max x 6'9 max (5.20m x 2.05m)

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

### Bedroom 2

c.9'8 x 8'1 (2.94m x 2.46m)

With 2 double glazed Velux windows to the rear elevation, radiator, built-in wardrobe, ceiling light.

### Bathroom

With a double glazed Velux window to the rear elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, radiator, tiling to splash prone areas, extractor fan and ceiling light.



## Outside

The property is approached via a private security gate with pathway to the front door, to the rear of the property there is a patio/courtyard garden fully enclosed.

Council Tax Band: - B

Primary School Catchment: - Trinity School

Secondary School Catchment: - Bishop Fox's

### Estate Agent Note

There is a management fee of approximately £35.00 a month for the communal areas and security gated access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>	<b>75</b>		
(55-68) <b>D</b>			
(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

By foot head down East Reach and South Street will be found on the right at the bottom.

### 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.

