



**FOR SALE**

**Guide Price £490,000**

**Killams Green,**



Killams Green, Taunton

A detached bungalow presented in very good decorative order throughout, boasting 3 bedrooms 1 being en-suite, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, conservatory and family bathroom, the property also benefits from parking a double garage and a generously proportioned fully enclosed garden, nicely situated in a quiet cul-de-sac location in a much favoured area of Taunton, available with no onward chain.





## Accommodation

Front door opening to:-

### Entrance Hall

With radiator, airing cupboard, cloaks cupboard, access to a fully boarded laddered loft with power and light, 2 ceiling lights, doors to:-

### Cloakroom

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

### Sitting Room

c.19'2 max x 14'3 (5.84m x 4.34m)

With a double glazed bay window to the rear aspect, a minster stone fireplace with electric focal point fire, 2 radiators, television point, 2 ceiling lights, 2 wall lights and glazed double doors to:-

### Dining Room

c.12' x 9'11 (3.65m x 3.02m)

With a double glazed window to the side aspect, radiator, ceiling light, double glazed doors obtaining borrowed light from the conservatory, door to:-

### Kitchen/Breakfast Room

c.14'1 x 10' (4.26m x 3.08m)

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 1 & ¼ bowl single drainer stainless steel sink unit with mixer tap, feature tiled floor, tiling to splash prone areas, radiator, built-in electric double oven and 4 ring electric hob with extractor cooker hood over, space and plumbing for a dishwasher, 6 spotlights and door to:-





#### Utility Room

c.10'1 x 6'8 (3.07m x 2.03m)

With a double glazed door and window to the side aspect, floor standing storage cupboard with working surface over, incorporating a single bowl single drainer stainless steel sink unit, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, feature tiled floor, radiator and ceiling light.



#### Conservatory

c.11'max x 10'10 (3.35m x 3.30m)

With double glazed windows to the side and rear aspects a feature tiled floor, double glazed door to the rear garden and a wall light.

#### Bedroom 1

c.14'4 x 11'11 plus bay window

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

#### En-Suite Shower Room

With a double glazed window to the rear aspect, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage under, close coupled WC, radiator, all walls benefiting from being fully tiled, shaver light, extractor fan and ceiling light.

#### Bedroom 2

c.13'8 x 8'9 (4.16m x 2.66m)

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



### Bedroom 3

c.9'11 x 7'11 plus door recess (3.02m x 2.41m)

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

### Family Bathroom

With a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, radiator, shaver light, extractor fan and ceiling light.



## Outside

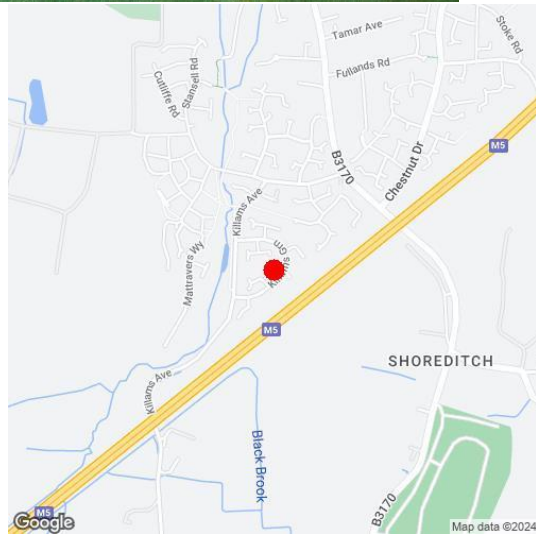
To the front of the property there is a driveway providing parking and giving access to a double garage, with an electrically operated door, power and lighting, the rear garden is fully enclosed and boasts a generously proportioned lawn which wraps around to the side of the property, a patio area and flower beds housing a large variety of mature trees and shrubs. There is a side access gate, outside water supply and lighting.

Council Tax Band: - F

Primary School Catchment: - Holway Park

Secondary School Catchment: - Bishop Fox's





### Directions

Head out of Taunton along Shorditch Road, turn right into Killams, take the 2nd left into Killams Avenue and left again into Killams Green

### **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.

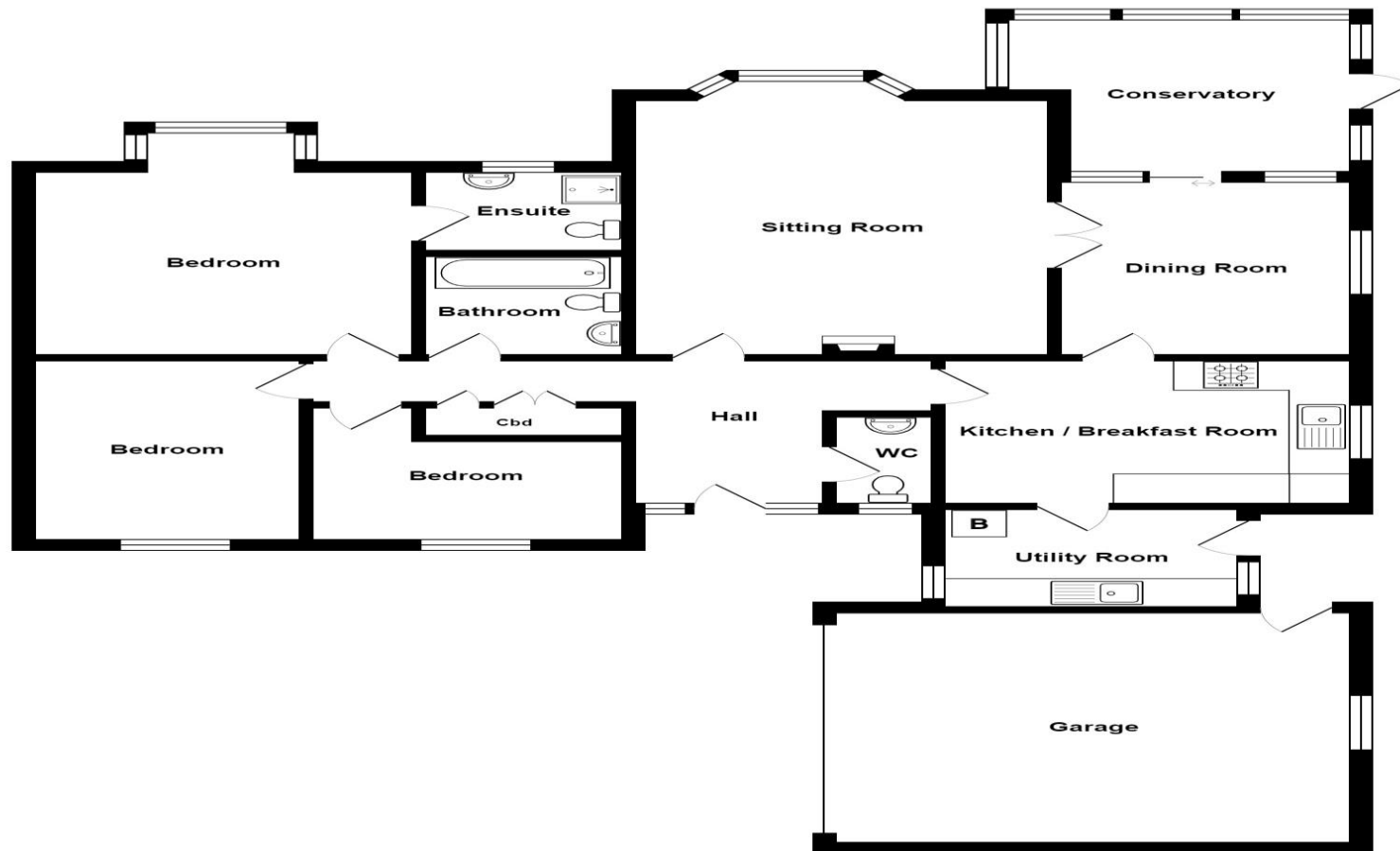
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Killams Green, Taunton



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

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.

