

## FOR SALE

Guide Price £270,000

Roys Place,



**A beautifully presented 3 bedroom 1 being en-suite semi detached family home, situated in a much sought-after location, boasting a sitting/dining room, a lovely kitchen, cloakroom, family bathroom, double glazing, gas central heating, fully enclosed garden, garage and parking.**

**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, pedestal wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, ceiling light.

### Sitting/Dining Room

c.15'7 x 13'6 (4.71m x 4.11m)

With double glazed patio doors and window to the rear aspect, 2 radiators, under stairs storage cupboard, television point, 2 ceiling lights.

### Kitchen

c.11'6 x 7'11 (3.50m x 2.41m)

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 1 ¼ 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 both washing machine and dishwasher, wall mounted gas boiler for the hot water and central heating, radiator, extractor fan, ceiling light.



## FIRST FLOOR

### Landing

With access to the loft space, ceiling light, airing cupboard with tubular heater and shelving, doors to:-

### Bedroom 1

c.12'3 x 9'8 (3.73m x 2.94m)

With a double glazed window to the front elevation, radiator, built-in wardrobe, ceiling light, door to:-



### En-Euite Shower Room

With a double glazed window to the front elevation, fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, shaver socket and ceiling light.

### Bedroom 2

c.9'4 x 8'8 (2.84m x 8.8m)

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

### Bedroom 3

c.9'3 x 5'11 (2.81m x 1.80m)

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

### Family Bathroom

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

### Outside

To the rear of the property there is a driveway providing parking and giving access to a single garage, with power and light and personal door to a fully enclosed garden, with a patio giving access to the lawn, with flowerbeds housing a variety of shrubs, there is the benefit of a rear access gate.

Council Tax Band: - C

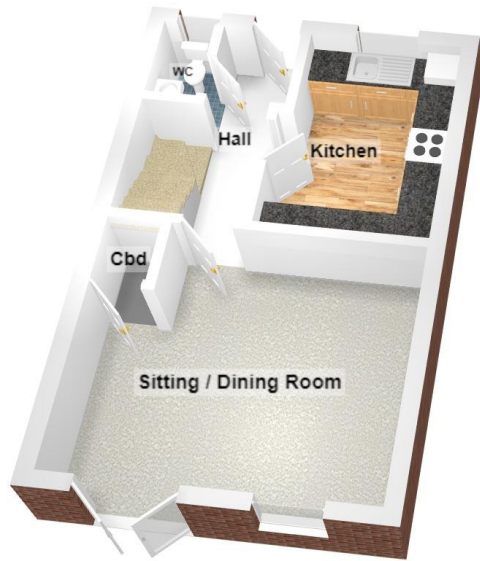
Construction: - Brick under a tiled roof

Primary School Catchment: - West Monkton C of E

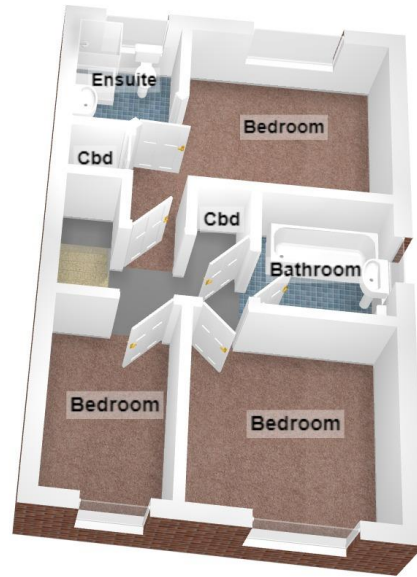
Secondary School Catchment: - Heathfield School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>	79		
(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	



**Ground Floor**



**First Floor**



For illustration only.

Decoration, fixtures & fittings do not represent the current state of the property. Dimensions are approximate & not to scale. No responsibility is taken for any errors or omissions.

## Directions

From Taunton head out towards junction 25 of the M5, at the Creech Castle traffic lights turn left and continue through Bathpool, at the roundabout take the 2nd exit and continue into Heathfield Park, at the roundabout take the 1st exit into Hardys Road and Roys Place will be found on the left 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.

