



**FOR SALE**

**Offers In Excess Of £280,000**

**Cheddon Road,**



## Cheddon Road, Taunton

A stunning family home, presented in superb decorative order throughout, boasting 3 bedrooms, sitting room, dining room, kitchen/breakfast room, utility, cloakroom, a lovely family shower room, double glazing, gas central heating, garage and a fully enclosed garden.





## Accommodation

Double glazed front door opening to:-

### Entrance Hall

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

### Sitting Room

c.13' x 10'10 (3.96m x 3.30m)

With a double glazed bay window to the front aspect, radiator, television point, picture rail, ceiling light.

### Dining Room

c.12' x 10'11 (3.65m x 3.32m)

With a double glazed window to the rear aspect, radiator, picture rail, 2 wall lights and a ceiling light, glazed door through to:-





#### Kitchen/Breakfast Room

c.17'8 x 8'10 (5.38m x 2.69m)

With 2 double glazed windows and a double glazed door 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, space and point for a gas cooker with extractor cooker hood over, space and plumbing for a dishwasher, tiling to splash prone areas, under stairs storage cupboard, 2 ceiling lights, door to:-



#### Utility Room

c.6' x 4'8 (1.82m x 1.42m)

With a double glazed window to the rear aspect and wall mounted storage cupboard, working surface, space and plumbing for a washing machine, ceiling light, gas boiler for the hot water and central heating, door to:-

#### Cloakroom

With a pedestal wash hand basin, low-level WC and ceiling light.

#### Landing

With a skylight, built-in storage cupboard, ceiling light and airing cupboard with hot water cylinder and shelving, doors to:-



#### Bedroom 1

c.12' x 10'9 (3.65m x 3.27m)

With a double glazed window to the front elevation, radiator, built-in wardrobes, ceiling light.

#### Bedroom 2

c.11'11 x 8'5 (3.63m x 2.56m)

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

#### Bedroom 3

c.8'11 x 7'9 (2.71m x 2.36m)

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

#### Family Shower Room

With a double glazed window to the side elevation, a suite comprising of a shower cubicle, vanity wash hand basin with storage under, close coupled WC, all walls benefiting from being fully tiled, feature tiled floor, heated towel rail and 3 spotlights.



## Outside

To the front of the property there is a gravelled garden with pathway giving access to the front door, the rear garden is fully enclosed, and offers a concrete patio area, giving access to a gravelled garden with a variety of mature shrubs, rear access gate and access to a single garage at foot of the garden, there is benefit of outside water supply, lighting and further gate to the front of the property.

Council Tax Band: - C

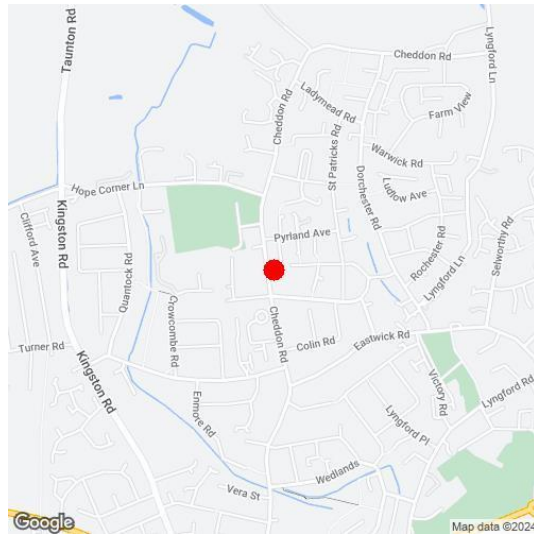
Construction: - Brick under a tiled roof.

Primary School Catchment: - Priorswood Primary School

Secondary School Catchment: - Taunton Academy



Awaiting epc



## Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon Road.

### **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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# Cheddon Road, Taunton

Awaiting floor plan

**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)

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