

## **FOR SALE**

**Guide Price £275,000**

**Badgers Close,**



**A 3 bedroom link detached family home, situated in a sought-after location, available with no onward chain, boasting a sitting/dining room, kitchen, conservatory, family shower room, double glazing, gas central heating, parking, garage and a fully enclosed garden.**

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

### Sitting/Dining Room

c.24'5max x 12'6max (7.43m x 3.82m)

With a double glazed window to the front aspect, a further double glazed window obtaining borrowed light from the conservatory, 2 radiators, 2 ceiling lights, door to:-

### Kitchen

c.11' x 7' (3.35m x 2.13m)

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 single bowl single drainer stainless steel sink unit, space and point for an electric cooker, space and plumbing for a washing machine, radiator, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, ceiling light, door to:-

### Conservatory

c.12' x 8' (3.65m x 2.44m)

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





# FIRST FLOOR

## Landing

With access to the loft space, double glazed window to the side elevation, airing cupboard, ceiling light, doors to:-

## Bedroom 1

c.12' x 9' (3.65m x 2.74m)

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

## Bedroom 2

c.9' x 7' (2.74m x 2.13m)

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

## Bedroom 3

c.9' x 6' (2.74m x 1.83m)

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

## Family Shower Room

With a double glazed window to the rear elevation, a suite comprising of a shower cubicle, pedestal wash hand basin, close coupled WC, radiator, ceiling light.

## Outside

To the front of the property there is a driveway providing parking and giving access to a single garage, the rear garden is fully enclosed and laid to patio and lawn, with a variety of mature shrubs and side access gate.

Council Tax Band: - D

Construction: - Brick under a tiled roof

Primary School Catchment: - Bishops Hull Primary School

Secondary School Catchment: - Castle School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq ft. (82.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, height and any other detail are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Head out of Taunton along Wellington Road, at the roundabout turn right and Bishops Close 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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