

FOR SALE

Price £145,000

Ladymead Road,



A ground floor 2 bedroom flat available with no onward chain, presented in very good decorative order throughout, boasting a sitting/dining room, kitchen, family bathroom, gas central heating, double glazing, communal gardens and drying areas.

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

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to :-

Communal Entrance Hall

With a further door to the entrance lobby, with a laminate floor, ceiling light, storage cupboard, doors to:-

Sitting/Dining Room

c.17'9 max x 12'5 max (5.41m x 3.78m)

With double glazed windows to the side aspect, double glazed door opening to a balcony/terrace, radiator, gas fire, 2 ceiling lights.

Kitchen

c.11'5 x 7'8 (3.47m x 2.33m)

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 with mixer tap, space and point for an electric cooker, space and plumbing for a washing machine, tiling to splash prone areas, larder cupboard housing the wall mounted gas boiler for the hot water and central heating, extractor fan and ceiling light.



Inner Hallway

With a storage cupboard, ceiling light, doors to:-

Bedroom 1

c.12'10 x 8'11 (3.91m x 2.71m)

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

Bedroom 2

c.11'2 x 9'6 (3.40m x 2.89m)

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

Family Bathroom

With a double glazed window to the side aspect, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, ceiling light.



OUTSIDE

There are communal gardens and drying area where a brick built store can also be found.

Council Tax Band: - A

Construction

Rendered brick under a tiled roof.

Primary School Catchment: - Wellsprings Primary School

Secondary School Catchment: - Taunton Academy



Directions

From Taunton head up Cheddon Road, Ladymead Road will be found on the right at the top of the road and the flat is on the left hand side set back from the 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.

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.

