



FOR SALE

Guide Price £440,000

Barbers Mead,



Barbers Mead, Taunton

A beautifully presented detached family home in a sought-after location, boasting 4 bedrooms 1 being en-suite, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, family bathroom, double glazing, gas central heating with solar, ample parking, double garage and a fully enclosed garden.





Accommodation

With a double glazed front door opening to:-

Entrance Hall

With a double glazed window to the front aspect, stairs to the first floor accommodation, feature wooden floor, radiator, ceiling light, under stairs storage cupboard, doors to:-

Cloakroom

With a double glazed window to the front aspect, a continuation of the feature wooden floor, wash hand basin with tiled splash back, close coupled WC, ceiling light, heated towel rail.

Sitting Room

c.19'1 x 11'4 (5.81m x 3.45m)

With a double glazed window to the front aspect and double glazed patio doors to the rear garden, feature wooden floor, wood burner with decorative surround and hearth, television point, 2 radiators, 4 spotlights.





Dining Room

c.10'9 x 9'10 (3.27m x 2.99m)

With a double glazed window to the front aspect, a continuation of the feature wooden floor, radiator, ceiling light.

Kitchen/Breakfast Room

c.12'5 x 11'7 (3.78m x 3.53m)

With double glazed window and patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, granite working surfaces incorporating a 1 & ¼ bowl single drainer sink unit with mixer tap, built-in 5 ring gas hob with extractor cooker hood over, and 2 built-in ovens under, built-in dishwasher, fridge freezer, wine cooler, larder cupboard, radiator, 2 ceiling lights.

Utility Room

c.7'8 x 5'9 (2.33m x 1.75m)

With a double glazed window to the rear aspect, fitted wall and floor mounted storage cupboards, working surface with a single bowl single drainer sink unit, space and plumbing for a washing machine and space for a tumble dryer, ceiling light and wall mounted gas boiler for the hot water and central heating.





Landing

With access to the loft space, ceiling light, airing cupboard housing a hot water cylinder and shelving, doors to:-

Bedroom 1

c.10'9 x 9'11 (3.27m x 3.02m)

With a double glazed window to the rear elevation, built-in wardrobes, radiator, television point, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage cupboard under, close coupled WC,

heated towel rail, feature tiled floor, tiling to splash prone areas, extractor fan and 2 spotlights.

Bedroom 2

c.11'8 x 9'9 (3.55m x 2.97m)

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

. Bedroom 3

c.9'1 x 8'3 (2.76m x 2.51m)

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



Bedroom 4

c.10'9 x 6'10 (3.27m x 2.08m)

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

Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with shower over, wash hand basin with storage under, close coupled WC, feature tiled floor, heated towel rail, tiling to splash prone areas, extractor fan and 3 spotlights fittings

Outside

To the front of the property there is a gravel driveway providing ample parking and giving access to a double garage, with 2 up and over doors, power and lighting, the rear garden is fully enclosed, and offers a patio with lawn and flowerbeds housing a variety of mature trees and shrubs, there is a further patio to the side of the property with a raised deck area, side access gate, outside power supply and lighting, with personal door to the garage.

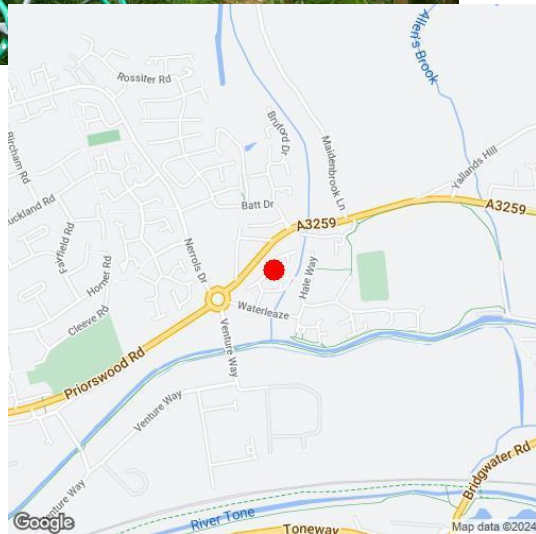
Construction :- Brick under a tiled roof

Council Tax Band :- E

Primary School Catchment :- Lyngford Primary

Secondary School Catchment :- Taunton Academy





Directions

Head out of Taunton on the Priorswood Road, proceed straight over the first roundabout, at the second roundabout turn right into Waterleaze and Barbers Mead 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Barbers Mead, 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

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

