



**FOR SALE**

**Guide Price £385,000**

**Gillards Close,**



## Gillards Close, Rockwell Green

A beautifully presented family home situated in a cul-de-sac position in a much sought-after location, boasting 4 bedrooms 1 being en-suite, sitting room, a stunning kitchen/dining room, utility room, cloakroom, conservatory, family bathroom, parking, garage and a fully enclosed garden.





## Accommodation

Double glazed front door opening to:-

### Entrance Hall

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

### Sitting Room

c.16'4 x 10'8 (4.97m x 3.25m)

With double glazed windows to the front and side aspects, a log burner, 2 radiators, television point, 2 wall lights and a ceiling light.

### Kitchen/Dining Room

c.20'1 x 11'3 (6.12m x 3.42m)

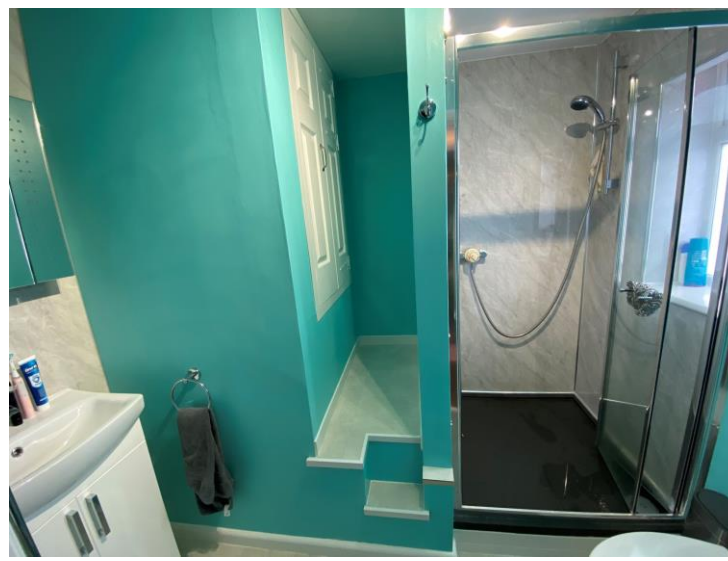
With a double glazed window obtaining borrowed light from the conservatory and double glazed patio door to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built in 6 ring gas hob with extractor cooker hood over, built-in double oven, built-in dishwasher, tiling to splash prone areas, radiator, 11 spotlights, ceiling speakers, door to:-

### Utility Room

c.6'7 x 5'4 (2.00m x 1.62m)

With a double glazed door to the conservatory, space and plumbing for a washing machine, working surface, space for a American-style fridge freezer, built-in storage cupboards, radiator, ceiling light, door to:-





#### Cloakroom

With a double glazed window to the side aspect, vanity wash hand basin with storage under, close coupled WC, radiator, tiling to half wall height and splash prone areas, ceiling light.

#### Conservatory

c.15'11 x 9'2 (4.85m x 2.79m)

With double glazed windows to both sides and rear aspects, double glazed doors to the rear garden, wooden floor with underfloor heating, lighting.



#### Landing

With access to the loft space with loft ladder and part boarded with light, ceiling light and airing cupboard housing the wall mounted gas boiler for the hot water and central heating, doors to:-

#### Bedroom 1

c.14'1 plus door recess x 10'8 (4.29m x 3.25m)

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

#### En-suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a shower, vanity wash hand basin with storage under, close coupled WC, built-in over stairs storage cupboard, heated towel rail, extractor fan, ceiling light.



**Bedroom 2**  
c.11'7 x 10' (3.53m x 3.04m)  
With a double glazed window to the rear elevation, built-in wardrobes, radiator, ceiling light.

**Bedroom 3**  
c.11'8 x 8'5 (3.55m x 2.56m)  
With a double glazed window to the front elevation, radiator, ceiling light.

**Bedroom 4**  
c.8'1 x 7'10 (2.46m x 2.38m)  
With a double glazed window to the rear elevation, radiator, ceiling light.



**Family Bathroom**  
With a double glazed window to the rear elevation, a suite comprising spa bath with shower over, 2 vanity wash hand basins with a range of storage under, extractor fan, heated towel rail, 2 illuminated bathroom mirrors, 2 ceiling speakers, 4 spotlights, tiling to splash prone areas.

## Outside

To the front of the property there is a lawn with driveway to the side, providing parking and giving access to a single garage with power and lighting.

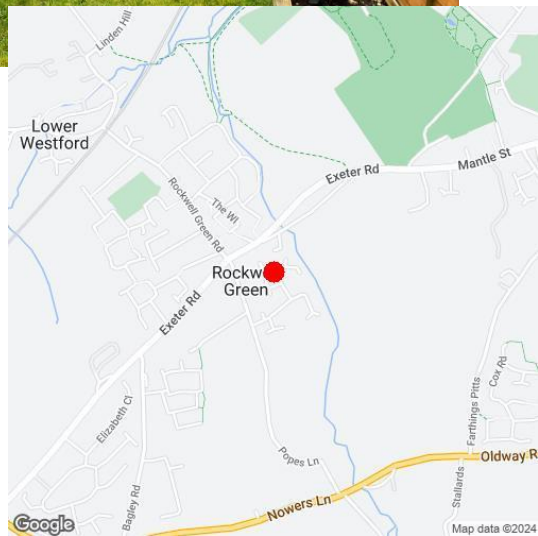
The rear garden is fully enclosed and offers a generously proportioned deck area, with a good-sized lawn and flower bed borders housing a variety of mature shrubs and flowers, there is side access to both sides.

Construction:- Brick under a tiled roof.

Primary School Catchment: - Rockwell Green C of E

Secondary School Catchment: - Courtfields School





### Directions

From Taunton head out on the Wellington Road, proceed through Wellington on the Exeter Road, at the traffic lights in Rockwell Green turn left into Popes Road, then left again into Andrew Allen Road and Gillards Close 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.

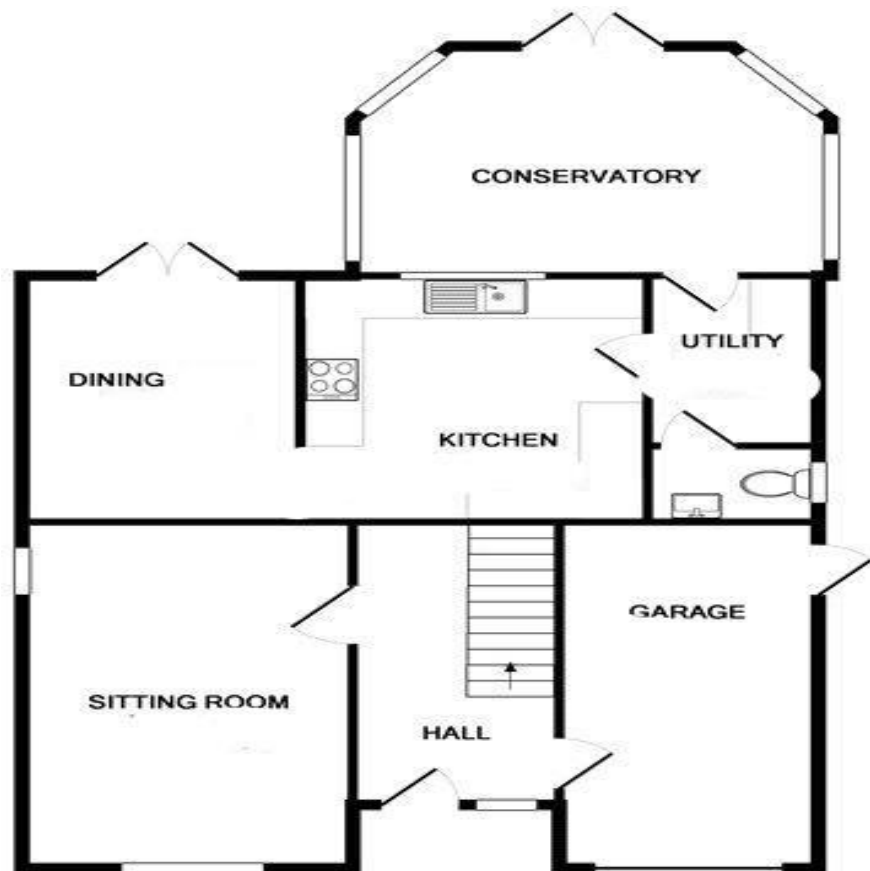
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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.

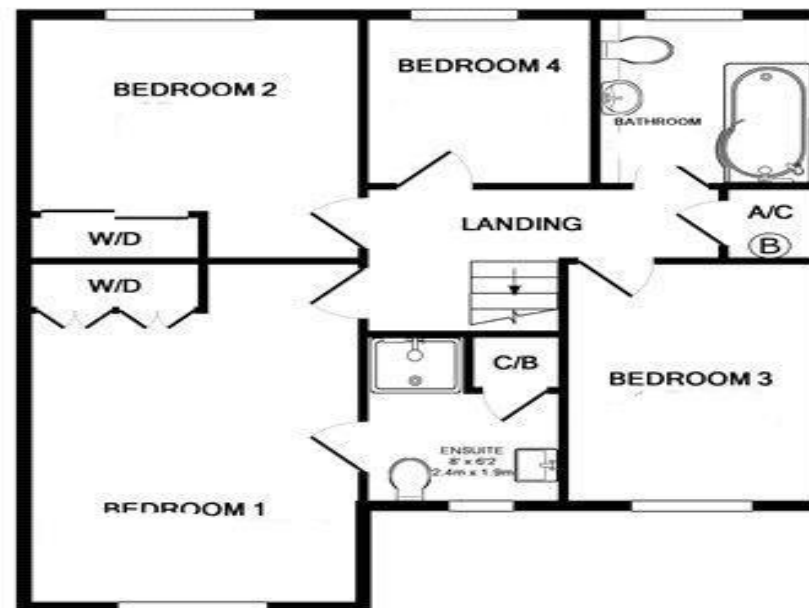
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Gillards Close, Rockwell Green



GROUND FLOOR  
APPROX. FLOOR  
AREA 815 SQ.FT.  
(75.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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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Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

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