

FOR SALE

Guide Price £208,000

Semington Close,



A 2 bedroom terraced home in a sought after location, situated in a cul-de-sac position, the property boasts a sitting room, kitchen/dining room, bathroom, double glazing, gas central heating, parking and an 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

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

Ground Floor

Accommodation

Front door to :-

Entrance Lobby

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

Sitting Room

c.13'2 x 13'8 max (4.01m x 4.19m)

With a double glazed window to the front aspect, radiator, television point, ceiling light and door to :-

Kitchen/Dining Room

c.13'8 x 7'3 (4.16m x 2.20m)

With a double glazed window and door to the rear aspect, fitted units comprising bot wall and floor mounted storage cupboards and drawers, working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built in oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, space and plumbing for a washing machine, radiator, 2 ceiling lights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light and doors to :-

Bedroom 1

c.11'7 x 10'4 (3.53m x 3.14m)

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

Bedroom 2

c.9' x 6'9 (2.74m x 2.05m)

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

Bathroom

With a double glazed window to the rear elevation, a suite comprising a bath with shower over, pedestal wash hand basin, low level WC, tiling to all walls, radiator, ceiling light.

Outside

There is parking for 2 cars to the front of the property, and the rear garden is fully enclosed and laid to gravel.

Construction: - Brick under a tiled roof.

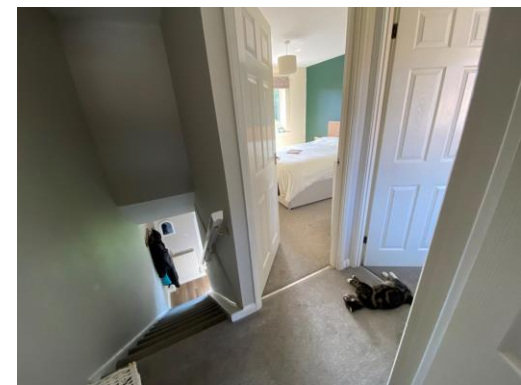
Council Tax Band: - B

Utilities: - Mains gas, electric, water and drainage.

Council Tax band: - B

Primary School Catchment: - Blackbrook School

Secondary School Catchment: - Heathfield School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			92
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Directions

From Taunton town proceed down East Reach, at the traffic lights at the bottom turn right then left into Hamilton Road, continue along this road until you come to a sharp left and traffic lights, turn right there into Ilminster Road, at the roundabout turn right into Blackbrook Way, turn right into Thames Drive, turn left into Chelmer Close and Semington 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.

