



FOR SALE

Guide Price £335,000

Barton Green, Trull, Taunton



Trull

A lovely semi-detached family home in a much sought after village location, situated in a quiet cul-de-sac position and available with no onward chain, boasting 3 bedrooms, sitting room, dining room, study/2nd reception, kitchen, family bathroom, cloakroom, double glazing, gas central heating, an enclosed cottage garden, parking and garage.





Accommodation

Front door opening to :-

Entrance Hall

With a double glazed window to the front aspect, radiator, stairs to the first floor accommodation, ceiling light and doors to :-

Cloakroom

With a double glazed window to the side aspect, radiator, wash hand basin low level WC, ceiling light.

Sitting Room

c.14'1 x 10'8 (4.30m x 3.30m)

With 2 double glazed windows to the front aspect, electric focal point fire with decorative surround, radiator, television point, ceiling light and door to:-

Dining Room

c.11'9 x 7'7 (3.60m x 2.30m)

With a double glazed window to the rear aspect, radiator, ceiling light, door to the kitchen and further doors to:-

Study/Garden Room/2nd Reception

c.8'2 x 8'2 (2.50m x 2.50m)

With a double glazed window to the rear aspect, double glazed doors to the garden, radiator and ceiling light.

Kitchen

c.10'10 x 8'5 (3.30m x 2.60m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, Working surface incorporating a 1 & ¼ bowl, single drainer stainless steel sink unit with mixer tap, tiling to splash prone areas, space and point for a gas cooker with extractor cooker hood over, wall mounted gas boiler for the central heating and hot water, space and plumbing for a washing machine, door to the side aspect, radiator and ceiling light.





Landing

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

Bedroom 1

c.10'10 x 9'5 (3.30m x 2.90m)

With 2 double glazed windows to the front elevation, radiator, a range of wardrobes, ceiling light.

Bedroom 2

c.14'9 x 8'10 (4.50m x 2.70m)

With 2 double glazed windows to the rear elevation, radiator and ceiling light.

Bedroom 3

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

Family Bathroom

With a double glazed window to the front elevation, a suit comprising a bath with shower over, wash hand basin, low level WC, tiling to splash prone areas, airing cupboard, heated towel rail and ceiling light.





Outside

To the front of the property lies a lawn area with a driveway to the side providing parking and giving access to a detached single garage with power and light. The rear garden is fully enclosed part walled, offering a lawn and patio area.

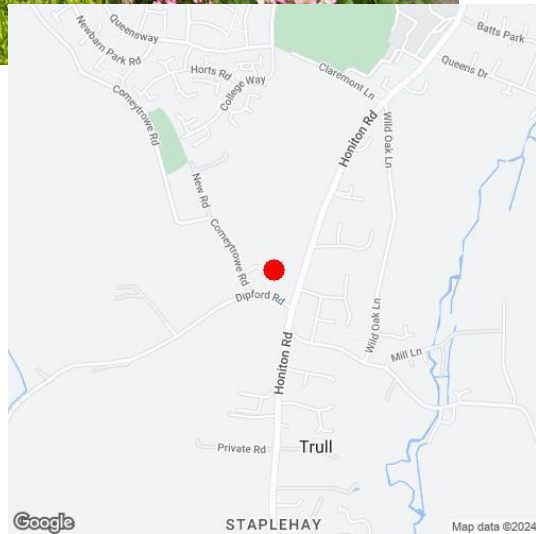
Construction:- Brick under a tiled roof.

Council Tax Band :- E

Primary School Catchment :- Trull C of E

Secondary School Catchment :- Castle School





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions

From Taunton head out on the Trull Road, once in the village turn right into Dipford Road, then right into Comeytrove Lane and right again into Barton Green.

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.

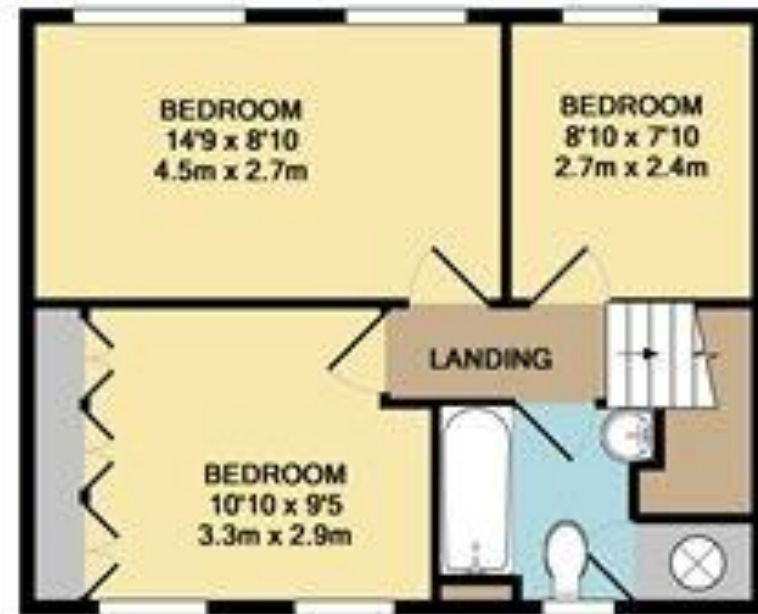
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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.

Barton Green, Trull,



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

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.

