

FOR SALE

Guide Price £279,000

Alder Close,



A lovely family home presented in very good decorative order throughout, offering 3 bedrooms, sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing gas, central heating, garage, ample parking and a fully enclosed garden, the property is situated in a quiet cul-de-sac position close to parkland.

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

Double glazed front door opening to:-

Entrance Hall

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

Sitting Room

c.17'8 x 10'4 (5.38m x 3.14m)

With a double glazed window to the front aspect and double glazed patio doors to the rear garden, a marble decorative fire surround with a focal point electric fire in-set, television point, radiator, ceiling light.

Kitchen/Dining Room

c.17'8 x 9'5 (5.38m x 2.82m)

With double glazed windows to both front and rear aspects, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double bowl sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, space and plumbing for both washing machine and dishwasher, tiling to splash prone areas, radiator, feature tiled floor, breakfast bar, 2 ceiling lights, archway through to:-

Rear Lobby

With a double glazed door to the rear garden, radiator, 2 built-in storage cupboards, continuation feature tiled floor, ceiling light, door to:-

Cloakroom

With a double glazed window to the rear aspect, wash hand basin with tiled splash back, close coupled WC, feature tiled floor, ceiling light.



FIRST FLOOR

Landing

With a storage cupboard housing wall mounted gas boiler for the hot water and central heating, access to the loft space, ceiling light, doors to:-

Bedroom 1

c.12'8 x 11'9 (3.86m x 3.58m)

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

Bedroom 2

c.10'3 plus recess x 9'9 (3.12m x 2.97m)

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

Bedroom 3

c.7'9 x 7' plus recess (2.36m x 2.13m)

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

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a spa bath, pedestal wash hand basin, close coupled WC, fully tiled shower cubicle, tiling to splash prone areas, radiator, ceiling light.



OUTSIDE

To the front of the property there is a lawn which wraps around the side of the property, with side access gate to the rear garden, all of which is fully enclosed and offers a patio and a lawn, with personal door to a single garage, there is rear access gate giving access to 3 parking spaces.

Council Tax band: - B

Construction: - Brick under a tiled roof.

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

Primary School Catchment: - Holway Park

Secondary School Catchment: - Bishop Fox's



Directions

Head out of Taunton along Lisiuex Way, at the roundabout turn right into Chestnut Drive, turn left into Haydon Lane, right into Rowan Drive, and Alder Close is on your left.

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.

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