

FOR SALE

Guide Price £365,000

Kings Square,



An outstanding, beautiful family home situated in a gated community, offering 3 bedrooms, open plan sitting/dining room and kitchen, a lovely family bathroom, cloakroom, double glazing, gas central heating, parking and a fully enclosed low maintenance garden, the property is situated in a much sought-after location and is presented in superb decorative order throughout.

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 opening to:-

Entrance Hall

With stairs to the first floor accommodation and under stairs storage cupboard, radiator, ceiling light, doors to:-



Cloakroom

With a wash hand basin with tiled splash back, low-level WC, feature tiled floor, radiator, extractor fan and a ceiling light.

Sitting Room

c.16'6 max x 16'5 (5.02m x 4.95m)

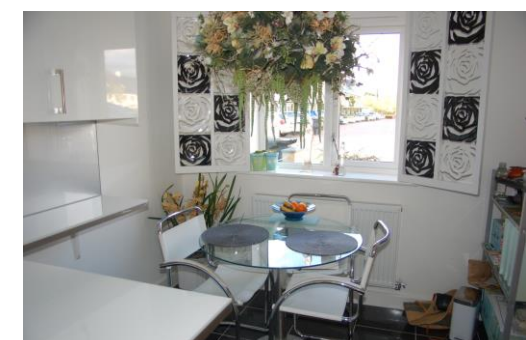
With double glazed patio doors to the rear garden, double glazed windows to both side aspects and a skylight, radiator, television point, open plan through to:-



Kitchen/Dining Room

c.17'5 x 8'9 (5.30m x 2.66m)

With a double glazed window to the front aspect, radiator, feature tiled floor, fitted high gloss white units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, built-in microwave, dishwasher, washing machine and fridge freezer, glass splash backs.



FIRST FLOOR

Landing

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

Bedroom 1

c.14'3 x 9' (4.34m x 2.74m)

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

Bedroom 2

c.14'max x 8'11max (4.26m x 8.11m)

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

Bedroom 3

c.10'5 x 7' (3.17m x 2.13m)

Currently being used as a dressing room, with a double glazed window to the rear elevation, radiator, ceiling light, built-in hanging rails.

Family Bathroom

With a double glazed window to the front elevation, a suite comprising a bath with shower over, wash hand basin, low-level WC, radiator, feature tiled floor, tiling to splash prone areas, shaver socket, extractor fan, radiator and 2 spotlights.

Outside

To the front of the property there is a walled brick paved driveway with flowerbeds housing a variety of shrubs, there is a second parking space opposite, and the rear garden is fully enclosed and is laid to patio, with rear access gate and flowerbeds housing a variety of mature trees, shrubs and flowers, with the added benefit of outside lighting and a garden shed.

Construction: - Rendered brick under a tiled roof with upvc double glazed windows.

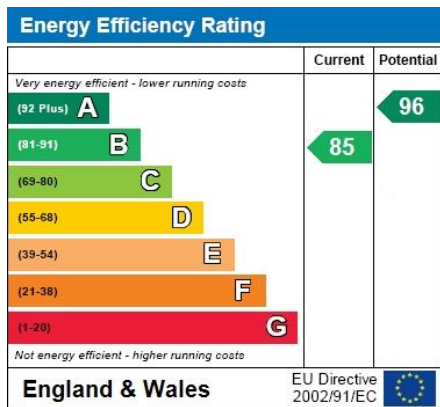
Primary School Catchment: - St James Church School

Secondary School Catchment: - Bishop Fox's

Utilities: - Mains gas, water, electric and drainage, suppliers are British Gas for both gas and electric, Wessex water for the water and drainage, and Sky for broadband.

Ground rent and maintenance: - approx. £121.00 a month for the communal areas and electric gate system.





Directions

Head out of Taunton along Silver Street, proceed into South Road and Kings Square will be found on the right 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

