

FOR SALE

Guide Price £295,000

Bridgwater Road,



A lovely detached property, boasting 2 double bedrooms, sitting room, beautiful kitchen/dining room, cloakroom, family shower room, double glazing, gas central heating, parking and a fully enclosed garden, the property is situated in a much sought-after location presented in superb decorative order throughout and available with no onward chain.

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

With a double glazed front door opening to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation with under stairs storage cupboard, radiator, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, a vanity corner wash hand basin with storage cupboard under, close coupled WC, heated towel rail, a continuation of the feature tiled floor, ceiling light.

Sitting Room

c.18'10 x 13'7 (5.74m x 4.14m)

With double glazed windows to the side and front aspects, double glazed patio doors to the rear garden, radiator, tv point, 2 ceiling lights.

Kitchen/Dining Room

c.19'8 x 9'8 (5.99m x 2.94m)

With double glazed windows to the side and front aspects, double glazed door to the rear garden, a continuation of the feature tiled floor, lovely fitted units comprising both floor and wall mounted storage cupboards and drawers, with wooden working surfaces extending to a breakfast bar incorporating a 1&1/4 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher, washing machine, oven and 4 ring hob with extractor cooker hood over, radiator, wall mounted gas boiler for a hot water and central heating, 2 ceiling lights.



FIRST FLOOR

Landing

With a double glazed window to the rear elevation, ceiling light, doors to:-

Bedroom 1

c.13'8 x 13'7 (4.14m x 4.14m) sloping ceiling
With 2 double glazed windows to the front elevation and a double glazed Velux window to the rear elevation, radiator, and ceiling light.

Bedroom 2

c.14'1 x 11'2 max (4.29m x 3.40m) sloping ceiling
With 2 double glazed windows to the front elevation and a double glazed Velux window to the rear elevation, radiator, and ceiling light.

Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin with storage under, close coupled WC, heated towel rail, extractor fan, ceiling light.



OUTSIDE

There is a brick paved driveway providing parking for 2 vehicles, the rear garden is fully enclosed and laid mainly to lawn with side access, outside water supply and lighting.

Council Tax Band :- D

Construction :- Brick under a tiled roof with upvc double glazing.

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

Primary School Catchment :- West Monkton C of E

Secondary School Catchment :- Heathfield School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			94
(81-91) B		83	
(69-80) C			
(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 head out along Bridgwater Road through Bathpool, turn right at the first roundabout, straight over the next and again at the next, turn left back onto Bridgwater Road at the next roundabout and the property will be found set back from the road on the left hand side just before the school.

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.

