

FOR SALE

Guide Price £135,000

Massingham Park,



A first floor apartment, offering 2 bedrooms, sitting room, kitchen, bathroom, double glazing, gas central heating and parking, the property is situated within a short drive from the town, M5 motorway and train station.

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.

First Floor

Accommodation

Communal front door and communal staircase giving access to the front door opening to:-

Entrance Hall

With a radiator, built-in storage cupboard and airing cupboard housing the gas boiler for the hot water and central heating, 2 ceiling lights, doors to:-

Sitting/ Dining Room

c.17'8 x 11'5 (5.40m x 3.50m)

With 2 double glazed windows to be front elevation, television point, radiator, 2 ceiling lights, arch through to:-

Kitchen

c.9'10 x 5'6 (3.00m x 1.70m)

With fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric, and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, space and plumbing for a washing machine, ceiling light,



Bedroom 1

c.12'1 x 9'10 (3.70m x 3.00m)

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



Bedroom 2

c.8'10 x 7'2 (2.70m x 2.20m)

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

Bathroom

With a suite comprising a bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, shaver socket, ceiling light.



Outside

There is a communal parking area where one space is allocated to the property.

Council Tax band: - B

Construction: - Brick under a tiled roof with upvc double glazed windows

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

Primary School Catchment: - Priorswood Primary


Secondary School Catchment: - Taunton Academy

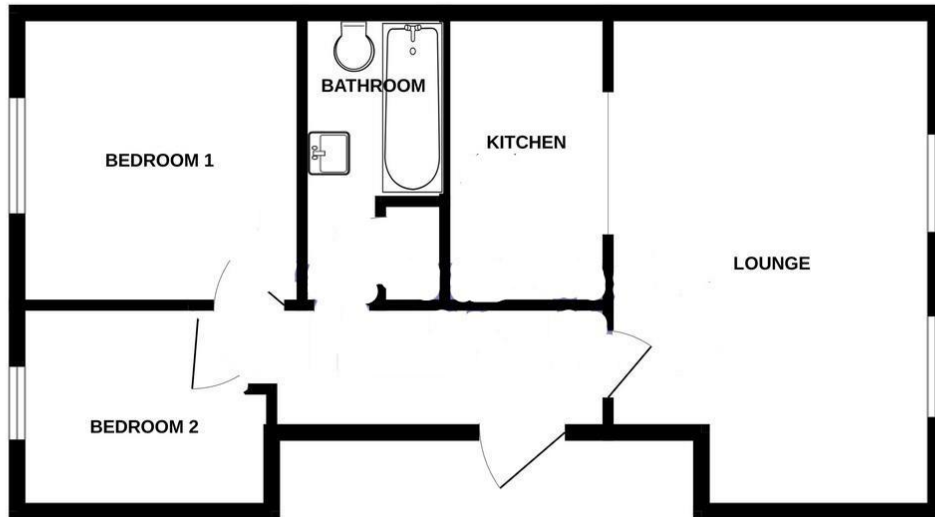


Ground rent and service charge is **£371 p/annum**. Agents are:-
*MASSINGHAM PARK (145-156) MANAGEMENT COMPANY Registered
Office 15 BARTHOLOMEW STREET LONDON SE1 4AJ*

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	81	81
(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 Priorswood Road and turn right into Massingham Park..

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.

