

FOR SALE

Guide Price £285,000

Malvern Terrace,



A 4 bedroom 1 being en-suite property available with no onward chain, situated ideal for the town and the train station alike, offering sitting room, dining room, breakfast room, kitchen, family shower room, double glazing and garden.

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, under stairs storage cupboard, 2 ceiling lights, doors to:-

Sitting Room

c.16'4 max x 11'5 max (4.97 x 3.47m)

With a double glazed bay window to the front aspect, decorative fires surround, picture rail, coving to the ceiling with ceiling rose and light point.

Dining Room

c.14'11 max x 9'5 max (4.54m x 2.87m)

With double glazed patio doors to the rear garden, wooden floor, picture rail, ceiling rose with ceiling light.

Breakfast Room

c.12' max x 8'11 (3.65m x 2.71m)

With a double glazed window to the side aspect, wooden floor, ceiling light, door to:-

Kitchen

c.8'9 x 7'6 (2.66m x 2.28m)

With a double glazed window to the rear aspect, double glazed door to the side aspect, 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, space and plumbing for a washing machine, feature tiled floor, tiling to splash prone areas, ceiling light.



FIRST FLOOR

Landing

With a ceiling light and doors to:-

Bedroom 1

c.15'11 max x 9'11 (4.85m x 3.02m)

With a double glazed bay window to the front elevation, picture rail, ceiling light.

Bedroom 2

c.11'10 x 9'3 (3.60m x 2.81m)

With a double glazed window to the side elevation, ceiling light, door to:-

En-Suite Bathroom

With a double glazed window to the rear elevation, a suite comprising a bath, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, ceiling light and extractor fan.

Bedroom 3

c.9'8 x 9'2 max (2.94m x 2.79m)

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

Bedroom 4

c.11'4 x 5'1 (3.45m x 1.54m)

With a double glazed window to the front elevation, picture rail, ceiling light point.

Family Shower Room

With a fully tiles shower cubicle, low level WC, wash hand basin, ceiling light.

Outside

The rear garden is laid to decking patio and lawn area with a variety of mature shrubs, like the property the garden needs renovating.

Council Tax band: - C

Construction: - Brick under a tiled roof.

Utilities: - Mains water, electric and drainage.

Primary School Catchment: - Priorswood Primary School

Secondary School Catchment: - Taunton Academy





Ground Floor

First Floor

For illustration only.
 Decoration, fixtures & fittings do not represent the current state of the property.
 Dimensions are approximate & not to scale.
 No responsibility is taken for any errors or omissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From TGR Lawrence & Sons office proceed along Station Road passing the Train Station, turn right at the lights into St Andrews and continue straight into Priorswood Road, Malvern Terrace 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 WHATEVER IN RELATION TO THIS PROPERTY.

