

## FOR SALE

Guide Price £145,000

Lyngford Road,



**A ground floor 2 bedroom apartment presented in good decorative order throughout, offering sitting/dining room, kitchen, family bathroom, double glazing, gas central heating, communal gardens, parking and drying area, outside storage facility.**

**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](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

Communal entrance giving access to the front door opening to:-

### Entrance Hall

With a ceiling light and doors to:-

### Sitting/Dining Room

c.16'9 x 13'11 (5.10m x 4.23m)

With 2 double glazed windows to the front aspect, electric focal point fire with decorative surround, radiator, television point, ceiling light, and door to the inner hallway.

### Kitchen

c.11' x 7'8 (3.35m x 2.33m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, space and point for electric cooker with extractor cooker hood over, built-in fridge and built-in freezer, space and plumbing for a washing machine, tiling to splash prone areas, radiator, cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light.

### Inner Hallway

With a ceiling light and doors to:-

### Bedroom 1

c.12'3 x 11'2 (3.73m x 3.40m)

With double glazed windows to the side and front aspects, radiator, built-in wardrobe, built-in storage cupboard, radiator, ceiling light.

### Bedroom 2

c.10'11 x 10'11 (3.32m x 3.32m)

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





## Family Bathroom

With a double glazed window to the rear aspect, a suite comprising of a bath, wash hand basin, close coupled WC, fully tiled shower cubicle, tiling to splash prone areas, heated towel rail and ceiling light.

## OUTSIDE

There are communal gardens, communal parking and drying area, outside storage shed.

Lease: - Approx. 80 years left, £218.00 pa to pay ground rent and maintenance, this is to be confirmed by the vendor.

Council Tax Band: - A

Construction: - Rendered brick under a tiled roof.

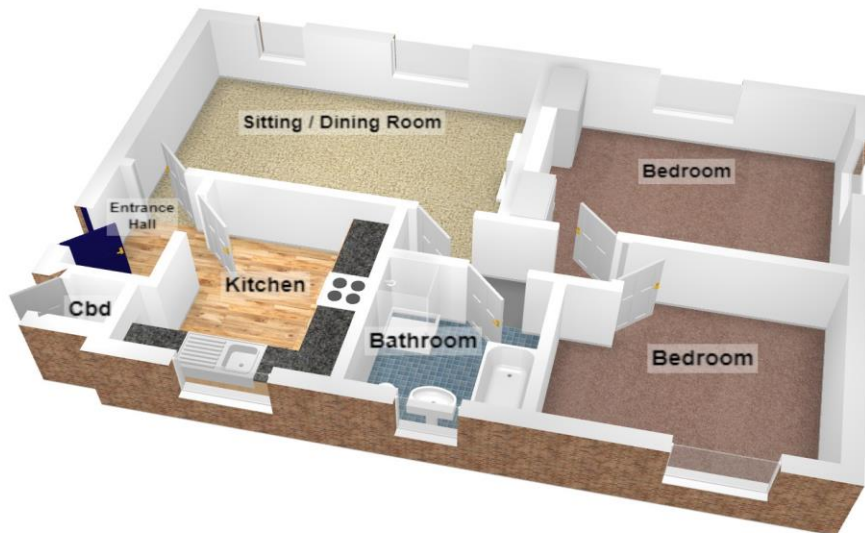
Utilities: - Mains electric, gas, water and drainage.

Primary School Catchment: - Wellsprings School

Secondary School Catchment: - The Academy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground 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.

### Directions

Head out of Taunton along Priorswood road, turn left into Lyngford Road and the block of flats will be found on your left just before the end of the road.

### 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.

