

FOR SALE

Guide Price £195,000

Sherford Court,



A first-floor retirement apartment presented in superb decorative order throughout, boasting 2 bedrooms 1 being en-suite, sitting room, dining room, kitchen, family bathroom, double glazing, gas central heating, communal gardens, allocated parking and a garage.

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 Entrance Hall

With communal stairs to the front door opening to:-

Entrance Hall

With a radiator, built-in shelved storage cupboard, ceiling light, doors to:-

Sitting Room

c.18'10 x 13'1 (5.74m x 3.98m)

With a double glazed window to the front elevation, radiator, television point, decorative fire surround and glazed door to:-

Dining Room

c.11'6 x 9'10 (3.50m x 2.99m)

With a double glazed window to the rear elevation, radiator, ceiling light, glazed door through to:-

Kitchen

c.11'7 x 8'6 (3.53m x 2.59m)

With a double glazed window to the rear elevation, 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 a gas cooker with extractor cooker hood over, space and plumbing for a washing machine, radiator, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, 6 spotlight fittings.



Bedroom 1

c.13'4 x 8'9 (4.06m x 2.66m)

With a double glazed window to the front elevation, built-in wardrobe, storage cupboards and drawers, radiator, ceiling light, door to:-



En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage under, low-level WC, all walls benefiting from being fully tiled, radiator, extractor fan, ceiling light.



Bedroom 2

c.11'2 max x 8'6 (3.40m x 2.59m)

With a double glazed window to the rear elevation, a range a built-in wardrobes, storage cupboards and drawers, radiator, ceiling light.

Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, heated towel rail, all walls benefiting from being fully tiled, ceiling light.



OUTSIDE

The property enjoys a generously proportioned communal gardens with a large variety of mature trees, shrubs and flowers, there is an allocated parking space and garage belonging to the property.

Council Tax Band: - D

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

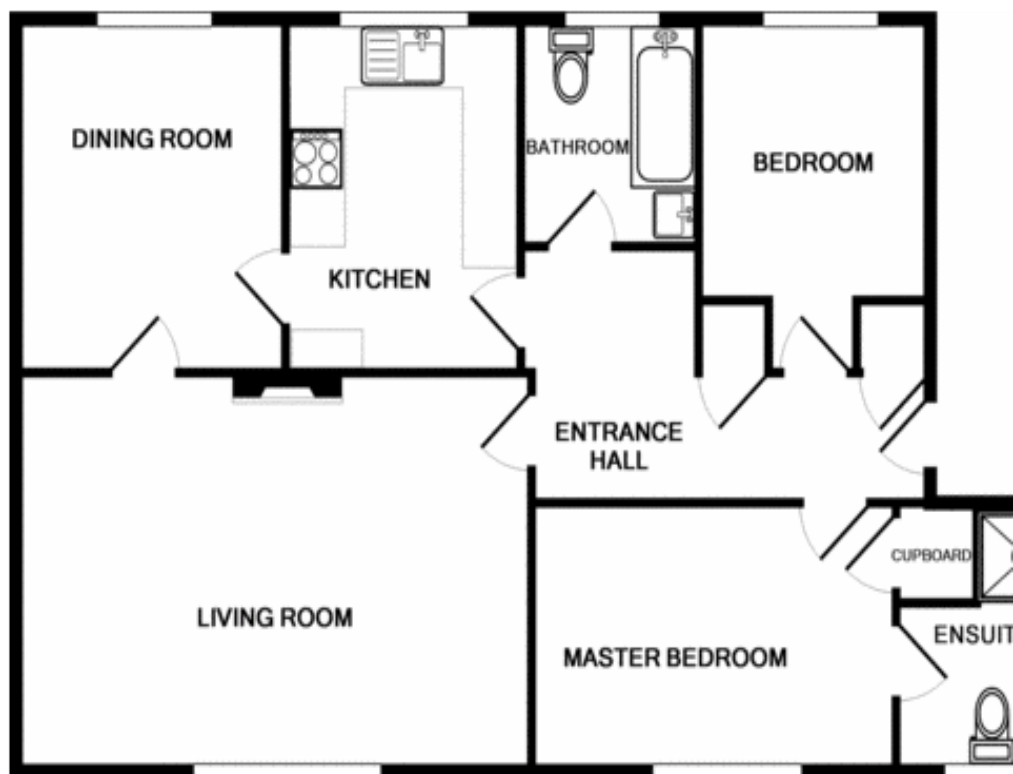
Construction: - Brick under a tiled roof.

Flood Risk: - Very low.

Ground Rent: - c. £25.00 per year, service charge c.£150.00 a month, with in excess of 90 years left on the lease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	77
(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	



SHERFORDCOURT, TAUNTON, SOMERSET

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only.

Directions

Head out of Taunton on the Trull Road, turn left into Sherford Road and Sherford Court will be found on your left.

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.

