



FOR SALE

Guide Price £360,000

Sandene Close,



Staplegrove

Sandene Close, Staplegrove

A stunning beautifully presented semi-detached bungalow in a much sought-after location, situated in a cul-de-sac position on the edge of the town with lovely countryside views, this superb bungalow boasts 2 double bedrooms, sitting room, kitchen, utility room, rear lobby/garden room, family bathroom, double glazing, gas central heating, ample parking, garage and a beautiful fully enclosed garden.





Accommodation

Front door with side-screen opening to:-

Entrance Hall

With a laminate floor, radiator, built-in storage cupboard, 4 spotlights, doors to:-

Sitting Room

c.16'9 x 13'10 max (5.10m x 4.21m)

With a bay window to the rear aspect and enjoying views over the beautiful garden, a continuation of the laminate floor, display fire place, 2 radiators, television point, ceiling light.

Kitchen

c.10'10 x 10'1 (3.30m x 3.07m)

With a double glazed window to the front aspect, herringbone floor, 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, built-in fridge freezer, built-in electric oven and hob with extractor cooker hood over, radiator, 6 spotlights, door to:-





Utility Room

C.9'6 x 5'11 (2.89m x 1.80m)

With a double glazed window to the side aspect, a continuation of the herringbone floor, space and plumbing for a washing machine, built-in storage cupboard and working surface, 4 spotlights and door to the:-

Rear Porch/Garden Room

With double glazed windows to the side and rear aspects, double glazed door to the rear garden, feature tiled floor.



Bedroom 1

c.12'4 x 11'9 (3.75m x 3.58m)

With a double glazed window to the rear aspect again enjoying views of the beautifully laid garden, built-in wardrobe, radiator, ceiling light.

Bedroom 2

c.12'4 x 11'4 (3.75m x 3.45m)

With a double glazed window to the front aspect with open countryside views, built-in wardrobe, radiator, ceiling light.



Family Bathroom

With a window obtaining borrowed light from the rear porch/garden room, a suite comprising of a bath with mixer tap and shower handset, fully tiled shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, extractor fan, access to the loft space and 4 spotlights.



Outside

To the front of the property lies a paved driveway providing ample parking with a small lawn and mature shrubs, the drive gives access to a garage with electrically operated door, power and lighting and access to the side and rear garden, all of which is fully enclosed, boasting a generously proportioned lawn and a large variety of mature trees and shrubs, there is also a patio area and side access.

Council Tax Band: - D

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

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

Flood Risk: - Surface water: - Very low,
River and sea: - Very low.

Primary School Catchment: - Staplegrove Church School.

Secondary School Catchment: - Taunton Academy.





Directions

:- Head out of Taunton along Staplegrove Road, turn right at the lights into Manor Road and left into Rectory Road, Sadene Close 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Sandene Close, Staplegrove



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.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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.



 **TRG** Lawrence
& Son