

## **FOR SALE**

**Guide Price £245,000**

**Sycamore Close,**



**A lovely a 2/3 bedroom (1 bedroom is a walk through room) end terrace property presented in very good decorative order throughout, boasting a sitting/dining room, kitchen/breakfast room, family bathroom with separate WC, double glazing, gas I heating and a fully enclosed garden, the property is situated in a sought-after location.**

**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

Front door opening to:-

### Entrance Hall

With built-in storage cupboards, laminate floor, radiator, stairs to the first floor accommodation, ceiling light, doors to:-

### Sitting/Dining Room

c.21'3 x 10'10 max > 8'5 (6.47m x 3.30m > 2.56m)

With double glazed windows to both front and rear aspects, laminate floor, radiator, television point, 2 ceiling lights.

### Kitchen/Breakfast Room

c.10'9 x 9'11 (3.27m x 3.02m)

With a double glazed window to the rear aspect, double glazed door to the rear garden, 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 plumbing for a washing machine, space and point for an electric cooker with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, breakfast bar, tiling to splash prone areas, radiator, ceiling light.



## FIRST FLOOR

### Landing

With access to the loft space, ceiling light, built-in storage cupboard, doors to:-

### Bedroom 1

c.11'8 x 9'11 (3.55m x 3.14m)

With a double glazed window to the rear elevation, radiator, and television point.

### Bedroom 2

c.9'10 x 8'9 (2.99m x 8.66m)

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

### Bedroom 3/Walk through Room

c.9'10 x 7'5 (2.99m x 2.26m)

With an open storage alcove with a double glazed window to the front elevation, radiator, ceiling light, this is a walk-through room giving access to bedroom 2.

### Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, tiling to splash prone areas, ceiling light.

### Separate WC

With a double glazed window to the rear elevation, low-level WC, ceiling light.

## OUTSIDE

The front garden is enclosed and laid to lawn with flowerbeds housing a variety of mature shrubs and flowers, and pathway to the front door, the rear garden is fully enclosed and offers a lawn with patio and pathway to the rear access gate, there is a brick built garden store and a variety of mature shrubs.

Council Tax Band: - B

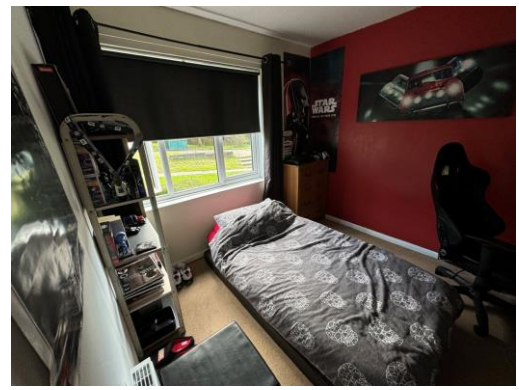
Construction: - Brick under a tiled roof with UPVC double glazing.

Flood Risk: - Surface very low, River and sea very low.


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

Primary School Catchment: - Holway Park.

Secondary School Catchment: - Bishop Fox's.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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 	



**First Floor**

**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

At the traffic lights at the bottom of East Reach turn right and head along Lisiuex Way, at the roundabout at the end of the road turn right, then turn right into Upper Holway Road, take the left into Lime Crescent and Sycamore Close will be found on the left hand side, the property is at the end of the cul-de-sac.

### 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.

