

FOR SALE

Guide Price £240,000

Cheddon Road, Taunton



A 3 bedroom end of terrace family home with no onward chain, offering sitting/dining room, kitchen, family shower room, double glazing, gas central heating, enclosed low maintenance garden and parking, the property is situated ideal for the town centre and train station alike.

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

Double glazed front door opening to:-

Entrance Porch

With tiled floor and further door to:-

Sitting/Dining Room

c.24'5 max x 14'6 max (7.44m x 4.41m)

With a double glazed bay window to the front aspect, 2 display fire alcoves, stairs to the accommodation, laminate floor, 3 radiators, television point, 7 spotlights and a ceiling light, under stairs storage cupboard and archway through to :-

Kitchen

c.11'1 x 7' (3.37m x 2.13m)

With fitted units comprising both floor and wall mounted storage cupboards and drawers with wooden working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a dishwasher, space for fridge freezer, built-in electric oven and 4 ring hob with extractor cooker hood over, 6 spotlights, radiator and door to:-

Rear Lobby/Utility

With a double glazed door to the rear garden, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, doors to:-

Bedroom 1

c.13'6 x 13'3 (4.11m x 4.03m)

With 2 double glazed windows to the front elevation, display fireplace and built-in wardrobes, radiator, 6 spotlights.

Bedroom 2

c.11'6 x 8'10 (3.50m x 2.69m)

With a double glazed window to the rear elevation, radiator, built-in wardrobe, television point, 4 spotlights.

Bedroom 3

c.9'1 x 7'1 (2.76m x 2.15m)

With a double glazed window to the rear elevation, built-in wardrobe, radiator, 4 spotlights, television point.

Family Shower Room

With a fully tiled shower cubicle, wash hand basin with mixer tap, close coupled WC, 2 spotlights, feature tiled floor, tiling to splash prone areas.



OUTSIDE

There is a small low maintenance garden laid to gravel and divided into 2 to provide parking for one vehicle.

Council Tax band :- B

Construction :- Brick under a tiled roof.

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

Flood Risk :- Surface water high, river and sea very low.

Primary School Catchment :- Priorswood Primary School

Secondary School Catchment :- Taunton Academy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Awaiting floorplan

Directions

From Taunton head along Station Road, turn right at the lights into Priorswood Road and left into Cheddon 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.

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