

FOR SALE

Guide Price £155,000

Blackdown Road, Taunton



A great opportunity to purchase this property that is in need of refurbishment, the property is of non-standard construction, and offers 3 bedrooms, sitting room, dining room, kitchen, family bathroom, double glazing, gas central heating and an enclosed garden, situated in a cul-de-sac position available with no onward chain.

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

Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation, under stairs storage cupboard with plumbing and space for a washing machine, radiator, ceiling light, doors to:-

Sitting Room

c.12'8 x 12'5 > 10' (3.86m x 3.78m > 3.04m)

With a double glazed window to the front aspect, radiator, ceiling light, archway through to:-

Dining Room

c.10'2 x 9'7 (3.09m x 2.92m)

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

Kitchen

c.10' x 8'2 (3.04m x 2.48m)

With a double glazed window and 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 stainless steel sink unit with mixer tap, space and point for a gas cooker, tiling to splash prone areas, ceiling light.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.13'1 x 11'10 (3.98m x 3.60m)

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

Bedroom 2

c.14'5 > 10'5 x 9'6 (4.39m > 3.17m x 2.89m)

With a double glazed window to the rear elevation, built in wardrobe, radiator ceiling light.

Bedroom 3

c.9'10 max x 8'8 max (2.99m x 2.64m)

With a double glazed window to the front elevation, radiator, built-in storage cupboard, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath, pedestal wash hand basin, low-level WC, radiator, tiling to splash prone areas, ceiling light.

Outside

To the front of the property there is a small lawn with some shrubs, and the rear garden is fully enclosed and offers a brick paved patio with lawn and garden store.

Council Tax Band :- B

Construction :- Lang easy form concrete block under a tiled roof with double glazing.

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

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

Primary School Catchment :- Lyngford Park.

Secondary School Catchment :- The Academy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			87
(69-80) C		72	
(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	



Ground Floor

First 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 at the roundabout into Eastwick Road, at the top of the road at the roundabout turn right into Selworthy Road and right into Blackdown 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.

