



**FOR SALE**

**Guide Price £320,000**

**Priorswood Road, Taunton**





An extended semi-detached family home presented in very good decorative order throughout, offering sitting/dining room, a superb kitchen/breakfast room, utility/cloakroom, 3 bedrooms, family bathroom, double glazing, gas central heating, parking, garage and fully enclosed garden, the property is situated in a sought-after location within easy access to the town and train station alike.









## Accommodation

Double glazed front door opening to:-

### Entrance Hall

With a laminate floor, stairs to the first floor accommodation with under stairs storage cupboard, radiator, ceiling light, doors to:-

### Sitting/Dining Room

c.24'1 x 10'2 (7.43m x 3.1m)

With a double glazed window to the front aspect, solid fuel burner with decorative surround, television point, 2 radiators, 2 ceiling lights open plan to :-

### Kitchen/Breakfast Room

c.15'8 x 7'10 (4.77m x 2.38m)

With a double glazed doors to the rear garden, 2 double glazed skylight windows, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a centre island with stainless steel bowl with mixer tap, space and point for an electric range cooker with extractor cooker hood over, space and plumbing for a dishwasher, radiator, door to :-

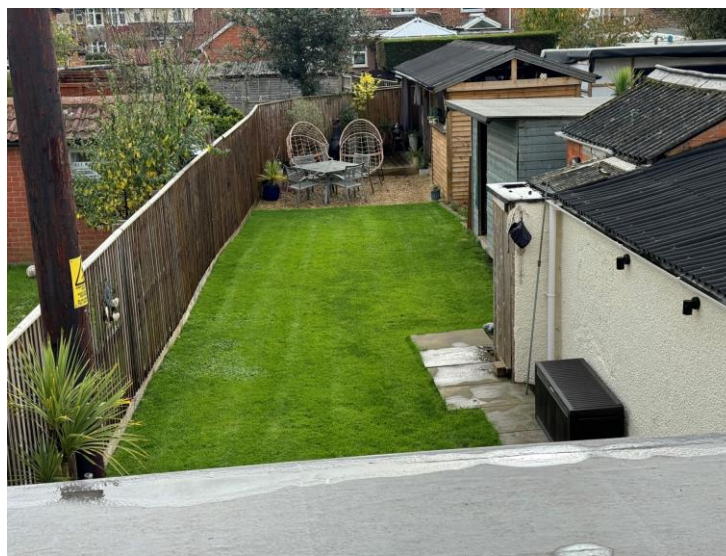
### Utility Room/Cloakroom

c.8'8 x 7' (3.64m x 2.13m)

With a double glazed window to the side aspect, wall mounted gas boiler for hot water and central heating, space and plumbing for a washing machine, storage units and worktop incorporating a single bowl single drainer sink unit with mixer tap, close coupled WC, ceiling light.







#### Landing

With a double glazed window to the side elevation, access to the loft space, ceiling light, doors to:-

#### Bedroom 1

c.12'3 x 10'3 (3.73m x 3.12m)

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

#### Bedroom 2

c.11'4 x 10'3 (3.45m x 3.12m)

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

#### Bedroom 3

c.8'2 x 7'1 (2.49m x 2.16m)

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

#### Family Bathroom

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









## Outside

To the front of the property there is a driveway providing ample parking and giving access to a single garage, with up and over door, power and lighting with a workshop area at the rear of the garage, the rear garden is fully enclosed with a covered raised deck area and a generously proportioned lawn with storage shed and side access with outside lighting.

Council Tax Band :- C

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

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

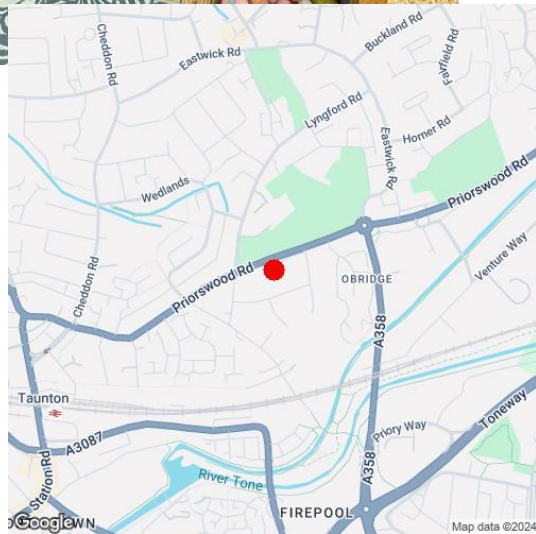
Flood Risk :- Surface medium, river and sea very low.

Primary School Catchment :- Priorswood primary.

Secondary School Catchment :- The Academy.







## Directions

From M5 Junction 25 proceed into Taunton on the A358. Proceed straight across the first roundabout into Taunton, at the next roundabout take the last turning right over the Obridge Viaduct and take the first left at the next roundabout into Priorswood 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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# Priorswood Road, Taunton

Awaiting floorplan

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](http://www.trglawrenceandson.co.uk)

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