

FOR SALE

Guide Price £180,000

Lisiuex Way,



A 2 bedroom family home in a sought after location, available with no onward chain, offering a sitting room, kitchen/dining room, family bathroom, lean-to, double glazing, electric heating and an enclosed garden.

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 Porch

With a further door to:-

Entrance Hall

With a staircase the first floor accommodation, ceiling light, door to:-

Sitting Room

c.13'4 (4.16m x 3.27m)

With a double glazed window to the front aspect, television point, electric wall mounted heater, ceiling light, under stairs storage cupboard, door to:-

Kitchen/Dining Room

c.14' x 7'10 (4.26m x 2.38m)

With a double glazed window and door obtaining borrowed light from the lean-too, 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, tiling to splash prone areas, space and point for electric cooker, space and plumbing for a washing machine and dishwasher, 2 ceiling lights.

Timber Lean-To

c.13'5 x 7'11 (4.08m x 2.41m)

With windows and door to the rear garden, fan ceiling light.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, airing cupboard housing a hot water cylinder and shelving, doors to:-

Bedroom 1

c.10'11 x 10'1 (3.32m x 3.07m)

With a double glazed window to the front elevation, ceiling light and electric wall mounted heater.

Bedroom 2

c.8'5 x 7'7 (2.56m x 2.31m)

With double glazed window to the rear elevation, built-in shelved storage cupboard, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, vanity wash hand basin, low-level WC, all walls benefiting from being fully tiled, wall mounted down flow electric heater, ceiling light.

Outside

The rear garden is fully enclosed and offers a small lawn and patio area with rear access gate.

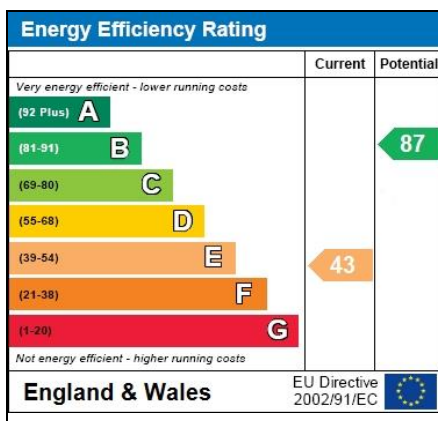
Construction: - Brick under a tiled roof with double glazing.

Council Tax Band: - B

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

Primary School Catchment: - Holway Park Community

Secondary School Catchment: - Bishop Foxes.



Directions

Head down East Reach turning right at the lights into Lisiuex Way and the property will be found on the right hand side.

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.

