

FOR SALE

Guide Price £285,000

Cashford Gate,



An outstanding 3 bedroom 1 being en-suite semi-detached family home, offering sitting room, dining room, stunning kitchen, beautiful family shower room, cloakroom, conservatory, double glazing, gas central heating, parking, garage, garden, summer house/office, the property is situated in a sought-after location in a cul-de-sac position.

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, radiator, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, vanity wash hand basin with mixer tap and storage cupboard under, close coupled WC, tiling to splash prone areas, radiator, ceiling light.

Sitting Room

c.14'5 x 10'9 (4.28m x 3.07m)

With double glazed patio doors to the rear garden and a double glazed window obtaining borrowed light from the conservatory, a feature electric focal point fire with decorative surround, television point, 2 radiators, ceiling light.

Dining Room

c.10'7 x 8'3 (3.06m x 2.44m)

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

Kitchen

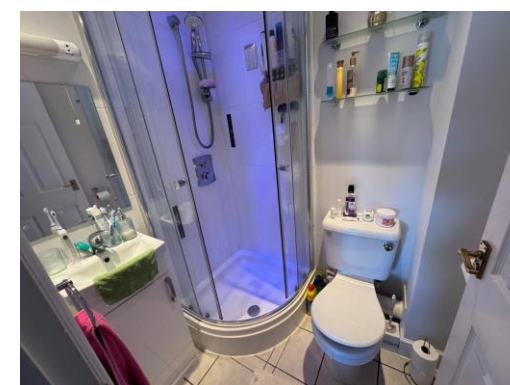
c.10'2 x 9'1 (3.05m x 2.74m)

With a double glazed door to the conservatory and double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 4 ring gas hob with extractor cooker hood over, built-in dishwasher, space and plumbing for a washing machine, breakfast bar with radiator under, tiling to splash prone areas, built-in wine rack, wall mounted gas boiler for the central heating and hot water, ceiling light.

Conservatory

c.7'7 x 7'4 (2.15m x 2.14m)

With double glazed windows to the side and rear aspects double glazed door to the rear garden and wall light



FIRST FLOOR

Landing

With a double glazed window to the front elevation, radiator, access to the loft space, ceiling light, airing cupboard housing a heated towel rail and shelving, doors to:-

Bedroom 1

c.13' max x 8'6 (3.96m x 2.45m)

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

En-Suite Shower Room

With a fully tiled shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, tiling to splash prone areas, shaver light, radiator, extractor fan, 3 spotlights.

Bedroom 2

c.9'5 x 8'5 (2.75m x 2.45m)

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

Bedroom 3

c.9'8 x 6'5 (2.76m x 1.84m)

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

Family Shower Room

With a double glazed window to the side elevation, a suite comprising of a fully tiled shower cubicle, low-level WC, vanity wash hand basin with storage cupboard under, all walls benefiting from being fully tiled, feature tiled floor, heated towel rail, extractor fan, shaver socket and ceiling light.

Outside

There is a driveway providing parking and giving access to a single garage with up and over door, power and lighting, there is a Summerhouse/Office c.9'7 x 7'7 (2.76m x 2.15m) with double glazed patio doors to the rear garden and a personal door to the garage, the rear garden is fully enclosed and is laid to patio with outside water supply and a variety of shrubs and flowers.

Council Tax Band: - C

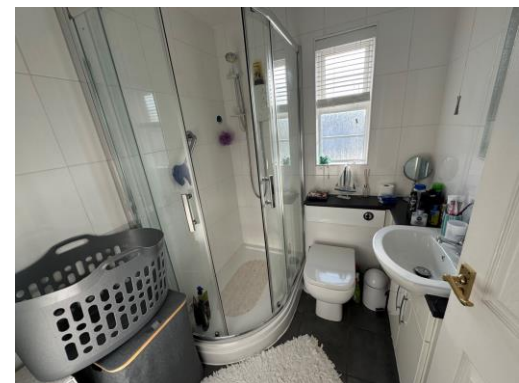
Construction: - Brick under a tiled roof with double glazing.

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

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

Primary School Catchment: - Lyngford Park School

Secondary School Catchment: - The Academy.



Directions

Head out of Taunton on Priorswood Road, at the roundabout go straight over, at the next roundabout turn left and left again into Summerlease Crescent and Cashford Gate is on your left.

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.

