

FOR SALE

Guide Price £145,000

Upper Holway Road,



A light and airy first floor apartment, presented in very good decorative order throughout, with no onward chain, offering 2 bedrooms, sitting room, kitchen, family bathroom, double glazing, gas central heating, the property is situated close to local amenities and within easy reach of the town centre.

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.

First Floor

Accommodation

Communal front door and staircase to the first floor where a front door opens to:-

Entrance Hall

With access to the loft space, radiator, 2 built-in shelved storage cupboards, airing cupboard, ceiling light, doors to:-

Sitting Room

c.14'5 x 13'5 (4.28m x 3.97m)

With a double glazed window to the front elevation enjoying far reaching views, 2 radiators, ceiling light, door through to:-

Kitchen

c.11'10 x 6'11 (3.38m x 1.86m)

With a double glazed window to the rear elevation, 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, space and plumbing for both washing machine and dishwasher, tiling to splash prone areas, radiator, ceiling light.



Bedroom 1

c.14'3" > 11' x 10'11" (4.27m x > 3.35m x 3.08m)

With a double glazed window to the front elevation, again enjoying far-reaching views, radiator, ceiling light.

Bedroom 2

c.8'7" x 7'2" (2.45m x 2.13m)

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

Family Bathroom

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

Outside

There are communal gardens and the property also has a brick built garden store and communal parking.

Council Tax Band: - A

Lease: - 125 years from 2004

Ground rent and maintenance: - £500.00 for the year 23 to 24 may vary (Council)

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

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

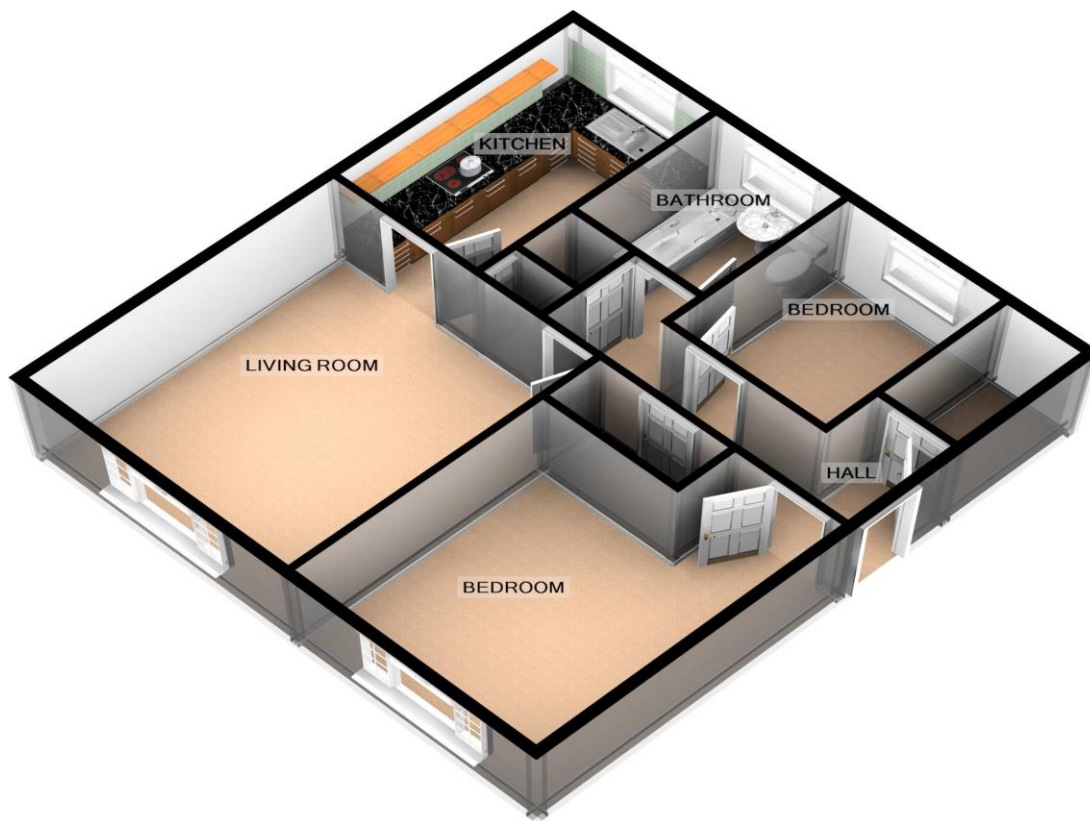
Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Holway Park

Secondary School Catchment: - Bishop Fox's



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	78
(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	



*For illustrative purposes only. Not to scale - all measurements are approximate and no responsibility is taken for errors or omissions. Prospective buyers/tenants should verify layout and dimensions.
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Directions

From Taunton town head out along South Street and continue into Upper Holway Road, 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.

