

## FOR SALE

**Guide Price £275,000**

**Raps Close, Taunton**



**A beautifully presented 2 bedroom detached bungalow available with no onward chain, offering sitting room, conservatory, lovely bathroom, superb kitchen, double glazing, gas central heating, parking, garage and a fully enclosed beautifully laid 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](http://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 a double glazed window to the front aspect, radiator, built-in storage cupboard, airing cupboard housing a hot water cylinder and shelving, access to the loft space, ceiling light, doors to:-

#### Sitting Room

c.17'11 x 10'5 (5.21m x 3.06m)

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

#### Conservatory

c.11'1 x 9'8 (3.35m x 2.76m)

With double glazed windows to both sides and rear aspect, ceiling light and door to the rear garden.

#### Kitchen

c.11'5 x 7'10 (3.36m x 3.38m)

With a double glazed window to the front aspect, double glazed door to the side porch, 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, tiling to splash prone areas, radiator, space and plumbing for a washing machine, built-in electric oven and 4 ring hob with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, feature tiled floor, ceiling light.

#### Side Porch

With double glazed windows to the rear and side aspects and a double glazed door to the front aspect, feature tiled floor.





### Bedroom 1

c.11'4 x 11'2 max (3.36m x 3.35m)

With a double glazed window to the rear aspect, built-in wardrobes and dressing table, radiator, ceiling light.

### Bedroom 2

c.11'4 x 8'2 (3.36m x 2.44m)

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

### Bathroom Room

With a double glazed window to the front aspect, a suite comprising a bath with shower over, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, feature tiled floor, radiator, ceiling light.

### Outside

To the front of the property there is a lawn with brick paved driveway to the side providing parking and giving access to a single garage, with up and over door, power and lighting, with personal door to the rear garden, which is fully enclosed and offers a generously proportioned lawn and patio, with side access gates either side and a variety of mature shrubs and trees.

Council Tax Band :- C

Construction :- Brick, reconstituted stone and render 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 :- Minerva Primary School.

Secondary School Catchment :- Heathfield School.



Awaiting epc

Awaiting floorplan

## Directions

Head out of Taunton along Toneway and turn right at the Creech Castle traffic lights, turn left into Laxton Road and left again into Blackbrook Road, turn right into Barrow Drive and then left into Raps Close.

### 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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