

FOR SALE

Guide Price £220,000

Knight Lane



A 2 bedroom property beautifully decorated, boasting a sitting room, a lovely kitchen/dining room, cloakroom, family bathroom, double glazing, gas central heating, parking and a fully enclosed low maintenance garden, the property is situated in a much sought-after location.

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 a radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Cloakroom

With a double glazed window to the front aspect, pedestal wash hand basin with tiled splash back, close coupled WC, radiator and ceiling light.

Sitting Room

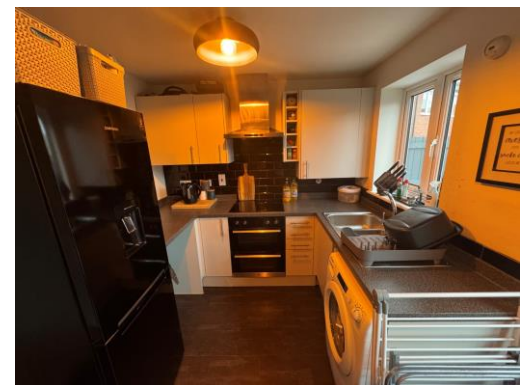
c.15'4 x 9'4 (4.67m x 2.84m)

With a double glazed window to the front aspect, radiator, under stairs storage cupboard, television point, ceiling light, door through to:-

Kitchen/Dining Room

c.12'5 x 8' (3.78m x 2.43m)

With double glazed window and doors to the rear aspect, 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, built-in electric oven and 4 ring hob and extractor cooker hood over, radiator, wall mounted gas boiler for the hot water and central heating, extractor fan and 2 ceiling lights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.12'8 x 8'3 (3.88m x 2.51m)

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

Bedroom 2

c.12'8 max x 8'6 max (3.88m x 2.59m)

With 2 double glazed windows enjoying countryside views to the front elevation, television point, radiator, ceiling light and built-in wardrobe.

Family Bathroom

With a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, feature tiled floor, tiling to splash prone areas, heated towel rail, extractor fan and ceiling light.

OUTSIDE

To the front of the property there is a driveway providing parking, the rear garden is fully enclosed and is laid to gravel and patio seating areas and rear access gate.

Council Tax Band: - B

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

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

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

Primary School Catchment: - West Monkton C of E

Secondary School Catchment: - Heathfield School



Directions

Head out of Taunton along Priorswood Road, at the roundabout take the second exit, at the next roundabout take the second exit again, continue along this road and take the left turning signed Monkton Heatfield, continue to the next roundabout and take the first exit and follow this road round into Knight Lane, the property will be found on the left 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.

