

FOR SALE

Guide Price £175,000

Kenwyn Close,



A 2 bedroom end of terrace back to back property with no onward chain, offering a sitting room, kitchen, bathroom, double glazing, gas central heating, enclosed front garden presented in very good decorative order throughout, located in a cul-de-sac position, situated in the much sought after Blackbrook area.

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

UPVC double glazed front door opening through to

Entrance Porch

Wooden ceiling light point and doors to

Sitting Room

c. 14' 1" x 12' 6" (4.29m x 3.81m)

Double glazed window to the front aspect, stairs to first floor accommodation, electric focal point fire with decorative surround, television point, telephone point, ceiling light point.

From the Entrance Hall there is a door to

Kitchen

c. 12' 6" x 5' 7" (3.81m x 1.70m)

Double glazed window to the side aspect and further double glazed window to the front aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with roll edge working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer taps, built-in electric double oven and 4 ring electric hob with extractor cooker hood over, tiling to splash prone areas, feature tiled floor, space and plumbing for washing machine, ceiling light point.



FIRST FLOOR

First Floor Accommodation

Landing

Access to loft space, ceiling light point and doors to

Bedroom 1

c. 10' 9" x 10' 5" narrowing to 9' 2" (3.28m x 3.18m > 2.79m)

Double glazed window to the front elevation, built-in mirror fronted wardrobe, electric wall mounted panel heater, television point, airing cupboard which houses a hot water cylinder and shelving, ceiling light point.

Bedroom 2

c. 8' 11" x 6' 0" (2.72m x 1.83m)

Double glazed window to the front elevation, electric wall mounted panel heater, built-in wardrobe, ceiling light point.

Bathroom

Double glazed obscured window to the side elevation, a suite comprising a panel bath with mixer taps and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, wall mounted electric heater, ceiling light point.

Outside

To the front of the property there is a small garden laid to gravel with pathway to the front door.

Council Tax Band: - B

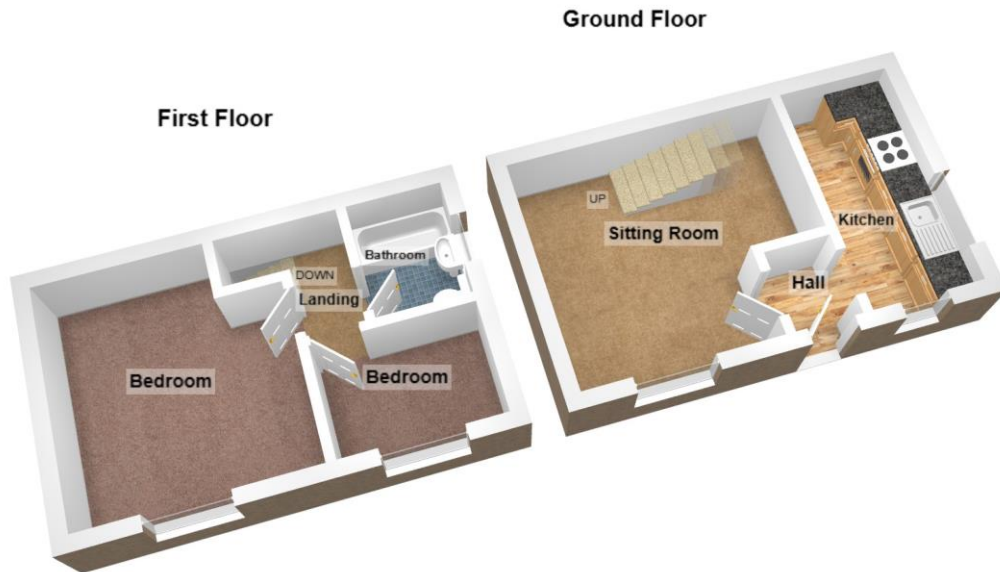
Construction: - Brick and render under a tiled roof with double glazing.

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	73	
(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 illustration only.
 Decoration, fixtures & fittings do not
 represent the current state of the property.
 Dimensions are approximate & not to scale.
 No responsibility is taken for any errors or
 omissions.

Directions

Head out of Taunton along Lisiuex Way, turn left into the second turning for Ashbourne Crescent and Kenwyn Close 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.

