

FOR SALE

Guide Price £250,000

Crufts Meadow,



A 3 bedroom family home situated in a much sought-after village location ideally positioned close to the canal, offering sitting room, kitchen/dining room, family shower room, double glazing gas, central heating, garage, parking and a fully enclosed garden, the property is available with no onward chain as and is presented in very good decorative order throughout.

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 Porch

With double glazed windows to the side and front aspects, built-in storage cupboard and ceiling light, further door to:-

Sitting Room

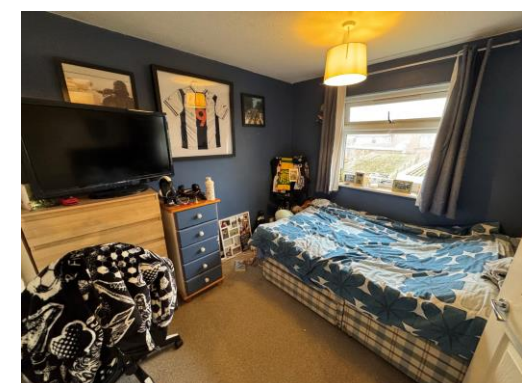
c.14'9 x 14'2 (4.49m x 4.31m)

With a double glazed window to the front aspect, radiator, decorative fire surround, stairs to the first floor accommodation, television point, ceiling light, door to:-

Kitchen/Dining Room

c.14'9 x 9'7 (4.49m x 2.92m)

With 2 double glazed windows and a double glazed door to the rear garden, feature tiled floor, 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 double oven and 4 ring gas hob with extractor cooker hood over, built-in freezer, space and plumbing for both washing machine and dishwasher, radiator, under stairs storage cupboard.



FIRST FLOOR

Landing

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

Bedroom 1

c.16' x 8'6 (4.87m x 2.59m)

With a double glazed window to the front elevation enjoying views of the canal, laminate floor, radiator, ceiling light.

Bedroom 2

c.9'4 x 8'7 (2.84m x 2.61m)

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

Bedroom 3

c.10'7 max x 5'11 (3.22m x 1.80m)

With a double glazed window to the front elevation again enjoying views of the canal, built-in storage cupboard, radiator, ceiling light.

Family Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, vanity wash hand basin, close coupled WC, all walls benefiting from being fully tiled, feature tiled floor, heated towel rail and ceiling light.

OUTSIDE

To the front of the property there is a lawn garden with flower bed borders housing a variety of mature shrubs and pathway to the front door with views to the canal, the rear garden is fully enclosed and offers a patio with raised lawn and a variety of mature shrubs and access to a single garage, with up and over door power and lighting.

Council Tax Band: - C

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

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

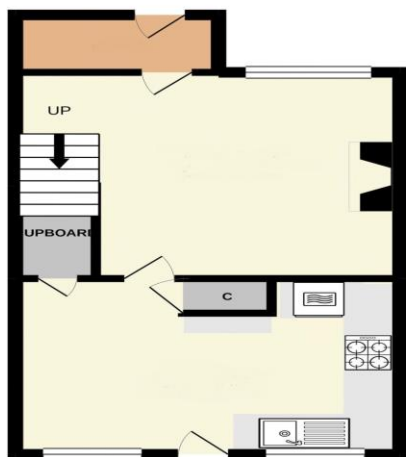
Flood Risk: - Surface low, river and sea very low.

Primary School Catchment: - Creech St Michael C of E

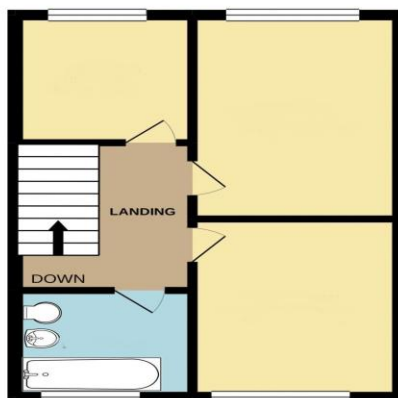
Secondary School Catchment: - Heathfield School



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

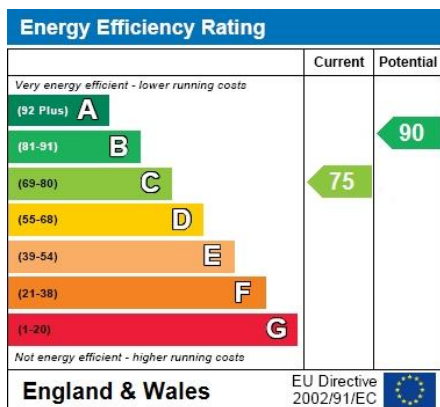


1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA - 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Head out of Taunton on the Bridgwater Road, follow the signs to the right for Creech St Michael, once in the village turn right into Arundells Way and left into Tristram Drive and continue to the end of the road into Crufts Meadow, 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.

