

FOR SALE

Guide Price £215,000

Winchester Street,



A 2 bedroom Victorian terraced home presented in very good decorative order, boasting sitting room, dining room, kitchen, utility room and cloakroom, study, family bathroom, double glazing, gas central heating and a fully enclosed low maintenance garden, the property is available with no onward chain and is ideally situated a short walk from 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.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With a feature tiled floor, stairs to the first floor accommodation, ceiling light, doors to:-

Sitting Room

c.12'10 x 11'9 (3.91m x 3.58m)

With a double glazed bay window to the front aspect, a decorative Victorian fire surround, exposed wooden floor, radiator, coving to the ceiling with ceiling light point.

Dining Room

c.12'5 x 11'1 (3.78m x 3.37m)

With a double glazed window to the rear aspect, exposed wooden floor, a Victorian fireplace with decorative surround, radiator, under stairs storage cupboard, ceiling light, door to:-

Kitchen

c.10'10 x 7'11 (3.30m x 2.41m)

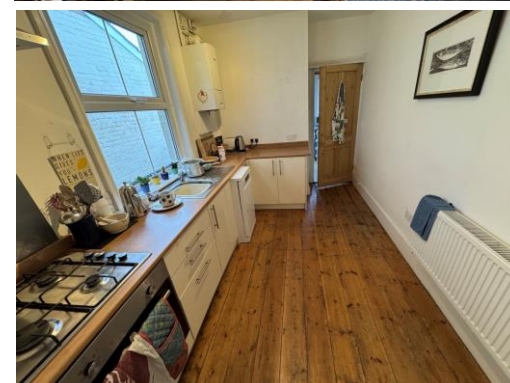
With a double glazed window to the side aspect, fitted units comprising floor-standing storage cupboards and drawers with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven and 4 ring gas hob with extractor cooker hood over, space and plumbing for a dishwasher, under stairs storage cupboard, exposed wooden floor, radiator, wall mounted gas boiler for the hot water and central heating, ceiling light and door to:-

Utility Room/Rear Lobby

With a double glazed door and window to the rear garden, space and plumbing for a washing machine, working surface, wall mounted display cabinet, ceiling light, door to :-

Cloakroom

With a double glazed window to the side aspect, pedestal wash hand basin, close coupled WC, radiator, ceiling light.



FIRST FLOOR

Landing

With exposed wooden floor, built-in shelved storage cupboard, ceiling light, doors to:-

Bedroom 1

c.15' x 11'2 (4.59m x 3.40m)

With 2 double glazed windows to the front elevation, exposed wooden floor, radiator, Victorian fireplace with decorative surround, ceiling light.

Bedroom 2

c.11'2 x 9'7 (3.40m x 2.92m)

With a double glazed window to the rear elevation, a Victorian fireplace with decorative surround, radiator, ceiling light.

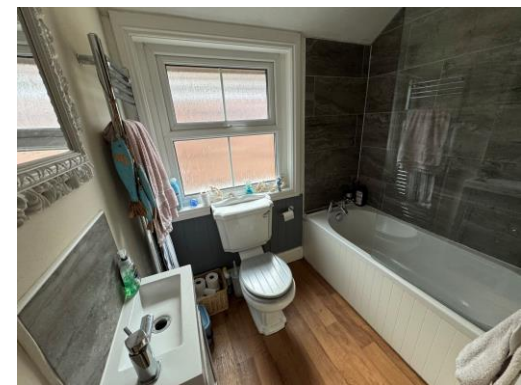
Study

c.8' max x 7'7 max (2.43m x 2.31m)

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

Family Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath with shower over, vanity wash hand basin, close coupled WC, heated towel rail, extractor fan and ceiling light.



OUTSIDE

The rear garden is fully enclosed and offers a concrete patio area with pathway to rear access gate, raised gravel seating area with flowerbeds housing a variety of mature shrubs, outside lighting and a garden shed.

Council Tax Band :- B

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

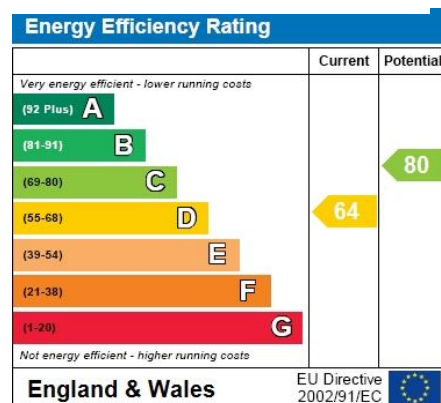
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- St James Church School

Secondary School Catchment :- Bishop Fox's





Directions

Head out along Priory Bridge Road, turn right into Winchester Street, go straight over the next junction and the property will be found on your 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.

